

Block 86	Land Desc 1.33 ACRES	Owners Name	BRIELLE BASIN INC	Land	1,465,200	Exemption		Net Taxable Value	Deductions
Lot 6.02	Bldg Desc 3SF, 1SF	Street Address	800 ASHLEY AVENUE	Impr	613,700	Code			
Qual	Addl Lots 6.01	City & State	BRIELLE, NJ	Zip	08730	Total	2,078,900	Value	0
Acct#	Acreage 1.326	Property Location	800 ASHLEY AVENUE	Zone	C-2				

DESCRIPTION

SKETCH

SITE INFORMATION
 Sewer:
 Water:
 Gas:
 Topography:
 Road:

BUILDING INFORMATION
 Type and Use: N.A.
 Story Height:
 Style:
 Exterior Fin:

Roof Type:
 Roof Material:
 Foundation:
 Condition:
 Quality:
 Source:
 Bath:
 Kitchen:
 Room Count:
 Year Built:
 Eff Age (Years):
 Livable Area:

COMM. COST APPROACH

SALE DATE 00/00/00
 SALE PRICE 0

Block	86	Land Desc		Owners Name	BRIELLE BASIN INC	Land	0	Exemption		Net Taxable Value	Deductions
Lot	6.02	Bldg Desc		Street Address	800 ASHLEY AVENUE	Impr	0	Code			
Qual		Add Lots		City & State	BRIELLE, NJ	Total	0	Value	0		
Acct#		Acreage	0.000	Property Location	800 ASHLEY AVENUE	Zone	7				

SITE INFORMATION

Sewer:
Water:
Gas:
Topography:
Road:

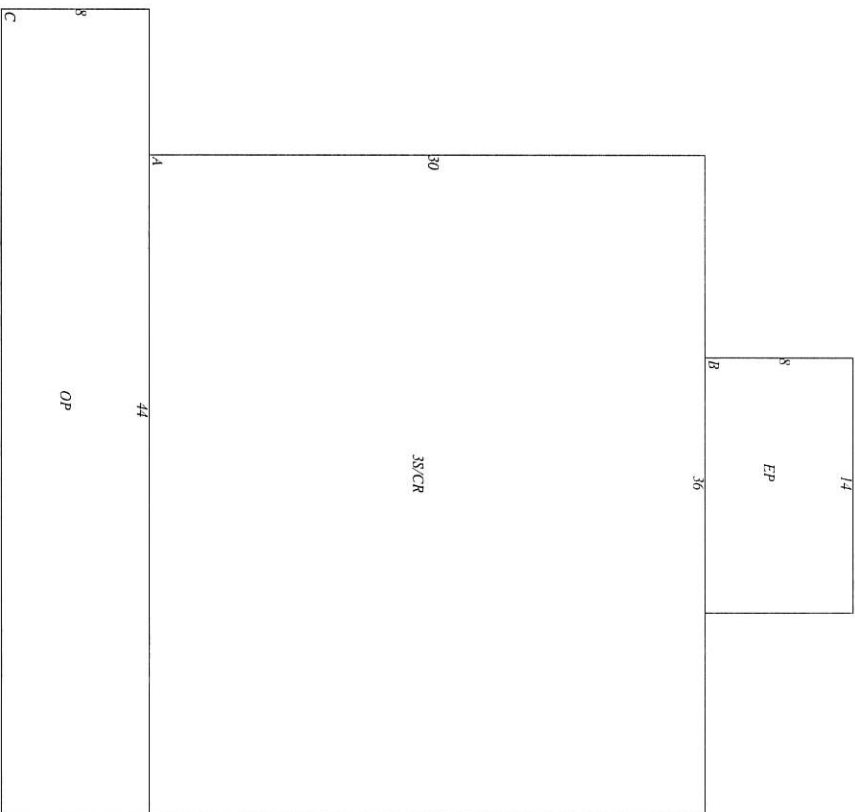
DESCRIPTION

BUILDING INFORMATION

Type and Use:	N.A.
Story Height:	THREE STORY
Style:	COLONIAL
Exterior Fin:	ALUM/VINYL
Roof Type:	GABLE
Roof Material:	SHINGLE
Foundation:	CONCRETE BLOCK
Condition:	FAIR
Quality:	17
Source:	DWG VACANT
Bath:	Mod: Avg: Old:3
Kitchen:	Mod: Avg: Old:1
Room Count:	Tot: Bed: Bth: 3
Year Built:	1940
Eff Age (Years):	35
Livable Area:	3240
FIRST STORY	1080 SF
UPPER STORY	2160 SF
	1
HW/STEAM RADIATOR	3240 SF
3 FIXTURE BATH	3
ENCLOSED PORCH	112 SF
OPEN PORCH	352 SF

SALE DATE 00/00/00
SALE PRICE 0

SKETCH



REALTY APPRAISAL COMPANY

TOWN: BRIELLE

BLOCK: 86
LOT: 6.02

QUAL:
BLDG: M
DATE: 12/23/20

OWNERS NAME: BRIELLE BASIN INC
STREET ADDR: 800 ASHLEY AVENUE
CITY/STATE/ZIP: BRIELLE, NJ
PROPERTY LOC: 800 ASHLEY AVENUE

08730

WALL RATIO: 10 BASEMENT WALL RATIO: 0 AVG# ROOMS: 0

CODE	HT	ST	Q	DESCRIPTION	AREA	RATE	CONST	QF	VALUE
101	18	2	3	STRCT SHELL:LIGHT-WOOD FRAM	864	@ 8.86	+	0 x1.00=	7655
101	15	1H	3	STRCT SHELL:LIGHT-WOOD FRAM	864	@ 8.37	+	0 x1.00=	7232
101	9	1	3	STRCT SHELL:LIGHT-WOOD FRAM	788	@ 7.88	+	0 x1.00=	6209
2.4			3	ADJ BSE CST:ALUM OR STUCCO	3564	@ 3.78	+	0 x1.00=	13472
2.16			3	ADJ BSE CST:STORE - METAL	180	@ 17.90	+	0 x1.00=	3222
3.9			3	INT FINISH :RETAIL OR RESTA	3812	@ 5.80	+	0 x1.00=	22110
4.2.6			3	HEAT & COOL:CENTRAL CMB	3812	@ 3.52	+	0 x1.00=	13418
5.2			3	PLUMBING :COMM. FIXT	10	@ 675.00	+	0 x1.00=	6750
6.2			3	ELECTRICAL :COMM. LIGHT -AD	3812	@ 2.25	+	0 x1.00=	8577
RA09			3	ROOF ADJUST:CANOPIES, ETC.	132	@ 5.67	+	0 x1.00=	748
BD01			3	BALC & DECK:WOOD	84	@ 4.54	+	0 x1.00=	381
FA02			3	FLOOR ADJUS:WOOD DECK	1728	@ 2.84	+	0 x1.00=	4908
SD05			3	SP PURP DRS:WOOD SECTIONAL	56	@ 3.78	+	0 x1.00=	212
CS01			3	COLD STORAG:COOLER (35 TO 6	200	@ 14.20	+	0 x1.00=	2840
CS03			3	COLD STORAG:FREEZER (-15 TO	240	@ 18.94	+	0 x1.00=	4546

TOTAL BASE COST: 102,280
 COST CONVERSION: 4.88 499,126
 YEAR BUILT: 1980 EFF AGE: 34 (Y) COND:NORMAL
 EFF AGE DEPR: 39% Y PHYS DEPR: 0% NET: 0.61
 FUNC DEPR: 0% ECON DEPR: 0% NET: 1.00
 BUILDING APPRAISED VALUE 304,467

DETACHED ITEMS:

PV05	PAVING	:	ASPHALT - AVG.	25600	@	0.48	x1.00	@	50%x4.88=	29983
DG	GARAGE	:	DETACHED	312	@	5.30	x1.00	@	50%x4.88=	6475
MD01	MARINE ITEMS	:	SMALL BOAT MOORA	2540	@	7.56	x1.00	@	50%x4.88=	46854
UB01	UTIL BLDGS	:	WOOD FRAME	180	@	6.30	x1.00	@	50%x4.88=	2767
FR01	UTIL & GRHS F:	:	WOOD	180	@	2.84	x1.00	@	50%x4.88=	1247
UB01	UTIL BLDGS	:	WOOD FRAME	72	@	6.30	x1.00	@	50%x4.88=	1107
FR02	UTIL & GRHS F:	:	CONCRETE	72	@	1.68	x1.00	@	50%x4.88=	295
UB01	UTIL BLDGS	:	WOOD FRAME	1516	@	5.04	x1.00	@	50%x4.88=	18643
FR01	UTIL & GRHS F:	:	WOOD	1516	@	1.89	x1.00	@	50%x4.88=	6991
TOTAL DETACHED ITEMS:										114,362

TOTAL BUILDING VALUE: 418,800

ADDITIONAL BUILDINGS: 194,900
 TOTAL ALL BUILDINGS: 613,700

COST/SQ FT: (SHELL AREA: 3812) 130.94

IDENTIFICATION DATA

86
BRIELLE BORO
BRIELLE BASIN INC
800 ASHLEY AVENUE
BRIELLE, NJ
L6.01
800 ASHLEY AVENUE
1.2 AC.

4A 1591
MAP 7

08730
L 1475000
I 164400
T 1639400

STAFF CONTROL DATA

Card Code
Source of Information ☒ Owner 2 = Spouse 3 = Tenant 4 = Agent 5 = Other
6 = Estimate 7 = Refusal
Interior Inspection 0 = No ☒ Yes
Cost Base Year
Enumerated By
Enumeration Date Month/Year
Appraised By
Appraisal Date Month/Year
Reviewed By
Review Date Month/Year
Permanent Land Review Code
Permanent Improvement Review Code
Number of Principal Buildings

SALES VERIFICATION DATA

Card Code
Sales Price
Sales Date Month/Year
Source 1 = Buyer 2 = Seller 3 = R.T. fee 4 = Agent
Validity 0 = Not Valid 1 = Valid
Type of Sale 1 = Land 2 = Building 3 = Land and Building

LAND DATA

Unit Codes 1 = Front Feet 2 = Square Feet 3 = Acreage 4 = Site
Influence Factor Codes 1 = Depth Factor 2 = Frontage Factor 3 = Backlot Factor 4 = Triangle Factor 5 = Corner Lot Factor

6 = Topography Factor

Zone Frontage Depth Setback Depth Area Unit Card
30 32 36 40 44 48 acres 55 28

C-2 1.2 1000000/1

80 LF Riparian 100 LF

Total Land Value

968000

Sales Ratio Ratio Yr. % Building Assessment Land Total

Exempt or SC/VET \$ Building

Appeal Decision

Total

Permit #

Description of Work

Date

Amount

NOTES

MAIL CERT.
MAIL REG.
OWNER
NOT REQ.

- BOGARD'S BRIELLE BASIN
- BRIELLE BAIT AND TACKLE
- STEEDS - DOCKS

SUMMARY

Building No. Building Value

Land 968000
Building 518600
Total 1486600

Street Address

Building Number _____

Predominant Shell Type _____

Predominant Use Type 1 = Apt. 2 = Comm. 3 = Indus.

Overall Quality 1 = Low 2 = Below Avg. 3 = Avg. 4 = Above Avg. 5 = High

Year Built _____

Condition 1 = Poor 2 = Fair 3 = Normal 4 = Good 5 = Excel.

Effective Age In Years _____

100% - (Eff. Age Dep. _____) x Obscr. Phys. Cond. _____

Physical Net Condition _____

100% - (Func. Obscr. _____) + Econ. Obscr. _____

Obsolence _____

Physical Net Cond. _____ x Obscr. Net Cond. _____

Final Net Condition _____

DEPRECIATION

STRUCTURAL SHELL

Card Code _____

Structural Shell Type Codes 101 = Lt. Wood Frame 102 = Heavy Timber

103 = Masonry Load Bearing 104 = Reinf. Conc. 105 = Steel 106 = Fireproof Steel 107 = Lt. Steel with Galvanized Steel Exterior 108 = Lt. Steel with Enamelled Steel or Aluminum Exterior 109 = Lt. Steel with Insulated Sandwich Panel Exterior 110 = Bsm. with Conc. Floor 111 = Bsm. with Wood Floor 112 = Dock High Foundation 123 = Low Quality Service Station 124 = Below Average Quality Service Station 125 = Average Quality Service Station 126 = Above Average Quality Service Station 127 = Good Quality Service Station 133 = Low Quality Specialty Bldg. 134 = Below Average Quality Specialty Bldg. 135 = Average Quality Specialty Bldg. 136 = Above Average Quality Specialty Bldg. 137 = Good Quality Specialty Bldg. 145 = Garden Apartments

Shell Segment Quality Codes 1 = Low 3 = Average 5 = High

Segment 1

Card Code	Type	Qty/Hcf	Ground Area	Perimeter					
30	31	32	101	35	1.8	38	8.64	44	260
48	49	50	101	53	1.5	56	8.64	62	
28									

Card Code

30	31	32	101	35	1.8	38	7.88	44	
48	49	50		53		56		62	
28									

Segment 2

30	31	32		35		38		44	
48	49	50		53		56		62	
28									

Card Code

30	31	32		35		38		44	
48	49	50		53		56		62	
28									

Segment 3

Segment	MR	Quality Factor	Rate	Apt. Factor	Cost
1					
2					
3					
4					
5					
6					
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57					

9

Exterior Wall Finish Codes 1 = Grooved Plywood or Equiv., 2 = Wood Siding or Equiv., 3 = Cement Block or Equiv., 4 = Tilt-up Concrete Panels or Equiv., 5 = Common Brick on Block or Equiv., 6 = Face Brick on Wood Sheathing or Equiv., 7 = Face Brick on Block or Equiv., 8 = Common Brick on Reinf. Conc. or Equiv., 9 = Face Brick on Reinf. Conc. or Equiv., 10 = Precast, Con. Panels with Expose Aggregate or Equiv., 11 = Metal and Glass Curtain Walls or Equiv., 12 = Stone or Equiv., 13 = Limestone or Equiv., 14 = Marble or Equiv., 15 = Polished Granite or Equiv., 16 = Store Front

Quality Codes 1 = Low 3 = Average 5 = High 180 #

Type	Q1.	Wall Area	Rate	Factor	Cost	W/D
30	32	33	+			
40	42	43	+			
50	52	53	+			
60	62	63	+			
70	72	73	+			
Card Code <u>28</u>						
30	32	33	+			
40	42	43	+			
50	52	53	+			
60	62	63	+			
70	72	73	+			
Card Code <u>28</u>						
30	32	33	+			
40	42	43	+			
50	52	53	+			
60	62	63	+			
70	72	73	+			
Card Code <u>28</u>						
30	32	33	+			
40	42	43	+			
50	52	53	+			
60	62	63	+			
70	72	73	+			
Card Code <u>28</u>						
30	32	33	+			
40	42	43	+			
50	52	53	+			
60	62	63	+			
70	72	73	+			
Card Code <u>28</u>						
30	32	33	+			
40	42	43	+			
50	52	53	+			
60	62	63	+			
70	72	73	+			
Card Code <u>28</u>						
30	32	33	+			
40	42	43	+			
50	52	53	+			
60	62	63	+			
70	72	73	+			
Card Code <u>28</u>						
30	32	33	+			
40	42	43	+			
50	52	53	+			
60	62	63	+			
70	72	73	+			
Card Code <u>28</u>						
30	32	33	+			
40	42	43	+			
50	52	53	+			
60	62	63	+			
70	72	73	+			
Card Code <u>28</u>						
30	32	33	+			
40	42	43	+			
50	52	53	+			
60	62	63	+			
70	72	73	+			
Card Code <u>28</u>						
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40	42	43	+			
50	52	53	+			
60	62	63	+			
70	72	73	+			
Card Code <u>28</u>						
30	32	33	+			
40	42	43	+			
50	52	53	+			
60	62	63	+			
70	72	73	+			
Card Code <u>28</u>						
30	32	33	+			
40	42	43	+			
50	52	53	+			
60	62	63	+			
70	72	73	+			
Card Code <u>28</u>						
30	32	33	+			

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Building Use Type Codes 1 = Apt. 2 = Comm. 3 = Indust.
 Heating/Cooling Unit Type Codes 1 = Hot Water 2 = Forced Hot Air 3 = Unit Heaters 4 = Central Cooling 5 = Package Cooling 6 = Central Combined 7 = Package Combined
 Heating/Cooling Quality Codes 1 = Low 3 = Average 5 = High
 Boiler Present for Type 1 Unit 0 = No 1 = Yes

Building Unit Q1. Floor Area Rate Cost
 Use Code Code

31	32	33	34			
42	43	44	45			
53	54	55	56			

Heating/Cooling Base Cost
 Heating/Cooling Adjustment Factor
 Heating/Cooling Predominant Class Quality Factor
 Heating/Cooling Adjusted Cost

Industrial Unit Heaters
 Number Rate Cost

64			
69			
74			

Plumbing Fixtures
 Plumbing Fixture Quality Codes 1 = Low 3 = Average 5 = High
 Number Q1. Rate Cost

30	35		
36	41		
42	47		

Electrical Installation
 Electrical Installation Total Cost
 Electrical Installation Quality Codes 1 = Low 3 = Average 5 = High
 Number Q1. Rate Cost

49	56		
57	64		
65	72		

Sprinkler System
 Sprinkler System Base Cost
 Sprinkler System Quality Factor
 Sprinkler System Total Cost
 Floor Area Q1. Rate Cost

30	37		
38	45		
46	53		

[illegible]

BUILDING ACCESSORY CODES						EXTERIOR ACCESSORY CODES					
Item	Code	Measure One	Measure Two	Codes	Quality Adj.	Item	Code	Measure One	Measure Two	Codes	Quality Adj.
Special Purpose Doors	SD01	No. of Units		1, 3, 5	No	Service Station Accessories					
Auto. Swinging Pedestrian Door	SD02	No. of Leafs		1, 3, 5	No	Two Pump Island - Concrete	SS01	No. of Islands		None	No
Auto. Slide Pedestrian Door	SD03	No. of Leafs		1, 3, 5	No	Three Pump Island - Concrete	SS02	No. of Islands		None	No
Air Curtain Pedestrian Door	SD04	No. of Leafs		1, 3, 5	No	Four Pump Island - Concrete	SS03	No. of Islands		None	No
Wood Sectional Industrial Door	SD05	No. of Doors	S.F. Door Area	1, 3, 5	No	Canopies	SS04		S.F. Canopy Ar.	1 thru 5	No
Steel Sectional Industrial Door	SD06	No. of Doors	S.F. Door Area	1, 3, 5	No	Paving					
Steel Roll-up Industrial Door	SD07	No. of Doors	S.F. Door Area	1, 3, 5	No	Concrete - Light	PV01		S.F. Paved Area	None	No
Steel Hangar Door	SD08	No. of Doors	S.F. Door Area	1, 3, 5	No	Concrete - Average	PV02		S.F. Paved Area	None	No
Electric Door Operator	SD09	No. of Units	S.F. Door Area	1, 3, 5	No	Concrete - Heavy	PV03		S.F. Paved Area	None	No
Exterior Stairs						Asphalt - Light	PV04		S.F. Paved Area	None	No
Wood Stairs	ES01	No. of Flights		1, 3, 5	No	Asphalt - Average	PV05		S.F. Paved Area	None	No
Reinforced Concrete Stairs	ES02	No. of Flights		1, 3, 5	No	Asphalt - Heavy	PV06		S.F. Paved Area	None	No
Steel and Concrete Stairs	ES03	No. of Flights		1, 3, 5	No	Curbing	PV07		S.F. Paved Area	None	No
Steel Stairs	ES04	No. of Flights		1, 3, 5	No	Swimming Pools					
Fireplaces	FP01	No. of Units		1 thru 5	No	Rectangular Shape	SP01		S.F. Surface Ar.	1, 3, 5	Yes
Floor Adjustments						Irregular Shape	SP02		S.F. Surface Ar.	1, 3, 5	Yes
Concrete Slab Floor	FA01		S.F. Floor Area	1, 3, 5	No	Pole-Mounted Floodlights					
Wood Deck Floor	FA02		S.F. Floor Area	1, 3, 5	No	Poles - Wood	FL01	No. of Poles		1, 3, 5	No
Concrete Deck Floor	FA03		S.F. Floor Area	1, 3, 5	No	Poles - Steel	FL02	No. of Poles		1, 3, 5	No
Reinforced Concrete Floor	FA04		S.F. Floor Area	1, 3, 5	No	Poles - Aluminum and Concrete	FL03	No. of Poles		1, 3, 5	No
Balconies and Decks						Light Fixtures - Incandescent	FL04	No. of Fixtures		1, 3, 5	No
Wood Balcony/Deck	BD01		S.F. Floor Area	1, 3, 5	No	Light Fixtures - Fluorescent	FL05	No. of Fixtures		1, 3, 5	No
Concrete Balcony/Deck	BD02		S.F. Floor Area	1, 3, 5	No	Light Fixtures - Mercury Vapor	FL06	No. of Fixtures		1, 3, 5	No
Steel/Concrete Balcony/Deck	BD03		S.F. Floor Area	1, 3, 5	No	Mobile Home Parks/Drive-In Theatre					
Floor Grating						Drive-In Theatre	MT01	No. of Spaces		1 thru 5	No
Steel Grating	FG01		S.F. Grating Ar.	1, 3, 5	No	Mobile Home Park	MT02	No. of Spaces		1 thru 5	No
Aluminum Grating	FG02		S.F. Grating Ar.	1, 3, 5	No	Theatre Screen	MT03		S.F. Screen Ar.	1 thru 5	No
Plastic Grating	FG03		S.F. Grating Ar.	1, 3, 5	No	Utility Buildings					
Roof Adjustments						Wood Frame	UB01		S.F. Floor Area	1, 3, 5	No
Light Wood	RA01		S.F. Roof Area	1, 3, 5	No	Wood Frame with Metal Siding	UB02		S.F. Floor Area	1, 3, 5	No
Heavy Timber	RA02		S.F. Roof Area	1, 3, 5	No	Concrete Block	UB03		S.F. Floor Area	1, 3, 5	No
Steel	RA03		S.F. Roof Area	1, 3, 5	No	Shed Lean-to Addition	UB04		S.F. Floor Area	1, 3, 5	No
Concrete	RA04		S.F. Roof Area	1, 3, 5	No	Greenhouses					
Galvanized Steel	RA05		S.F. Roof Area	1, 3, 5	No	Unheated	GH01		S.F. Floor Area	1, 3, 5	Yes
Enamelled Steel	RA06		S.F. Roof Area	1, 3, 5	No	Heated	GH02		S.F. Floor Area	1, 3, 5	Yes
Insulated Sandwich Panels	RA07		S.F. Roof Area	1, 3, 5	No	Utility Building/Greenhouse Flooring					
Precast Concrete	RA08		S.F. Roof Area	1, 3, 5	No	Wood Floor	FR01		S.F. Floor Area	1, 3, 5	No
Canopies	RA09		S.F. Canopy Ar.	1, 3, 5	No	Concrete Floor	FR02		S.F. Floor Area	1, 3, 5	No
Wide Span Roofing						Fencing and Gates					
Wood Truss	WR01	Span Width	S.F. Roof Area	1, 3, 5	Yes	Wood Fence	FC01	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes
Wood Glulam Beam	WR02	Span Width	S.F. Roof Area	1, 3, 5	Yes	Concrete Block Fence	FC02	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes
Steel Truss	WR03	Span Width	S.F. Roof Area	1, 3, 5	Yes	Brick/Stone Fence	FC03	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes
Precast Concrete Beam	WR04	Span Width	S.F. Roof Area	1, 3, 5	Yes	Chain Link Fence	FC04	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes
Bank Vaults and Door						Chain Link Swing Gate	FC05	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes
Cash Type Bank Vault	BV01		S.F. Floor Area	None	No	Wood Siding Gate	FC07	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes
Record Type Bank Vault	BV02		S.F. Floor Area	None	No	Extra Rail/Barbed Wire Top Bracket	FC08	Fence Hgt.(Ft.)	Fence Lgt. (Ft.)	1, 3, 5	Yes
Cash Type Vault Door	BV03	Door Thickness	S.F. Door Area	None	No	Marine Docks					
Record Type Vault Door	BV04	Door Thickness	S.F. Door Area	None	No	Small Boat Moorage	MD01		S.F. Area	1 thru 5	No
Bank Accessories						Enclosure Roof	MD02		S.F. Area	1 thru 5	No
Drive-In Windows	BA01	No. of Units		1, 3, 5	No	Enclosure Walls	MD03		S.F. Area	1 thru 5	No
Night Depositories	BA02	No. of Units		1, 3, 5	No	Ship Dock	MD04		S.F. Area	1 thru 5	No
Pneumatic Tube System	BA03	No. of Stations		1, 3, 5	No	Marine Bulkhead - Wood	MD05		L.F. Perimeter	1 thru 5	No
Cold Storage Rooms						Marine Bulkhead - Steel	MD06		L.F. Perimeter	1 thru 5	No
Cooler (35° - 60°)	CS01		S.F. Floor Area	None	No	Marine Bulkhead - Concrete	MD07		L.F. Perimeter	1 thru 5	No
Chiller (5° - 35°)	CS02		S.F. Floor Area	None	No	Bulkhead - Residential Type	MD08		L.F. Perimeter	1 thru 5	No
Freezer (-15° - 5°)	CS03		S.F. Floor Area	None	No	Grain Elevators					
Quick Freezer (-45° - -15°)	CS04		S.F. Floor Area	None	No	50 Foot Height	GE01	Diameter (Ft.)	Perimeter (Ft.)	None	No
Escalators						70 Foot Height	GE02	Diameter (Ft.)	Perimeter (Ft.)	None	No
10 Foot Height	EF01	No. of Flights	Unit Width	1, 3, 5	Yes	90 Foot Height	GE03	Diameter (Ft.)	Perimeter (Ft.)	None	No
12 Foot Height	EF02	No. of Flights	Unit Width	1, 3, 5	Yes	110 Foot Height	GE04	Diameter (Ft.)	Perimeter (Ft.)	None	No
14 Foot Height	EF03	No. of Flights	Unit Width	1, 3, 5	Yes	130 Foot Height	GE05	Diameter (Ft.)	Perimeter (Ft.)	None	No
16 Foot Height	EF04	No. of Flights	Unit Width	1, 3, 5	Yes	Headhouse/Conveyor Gallery	GE06	Enter Yes or No		None	No
18 Foot Height	EF05	No. of Flights	Unit Width	1, 3, 5	Yes	Industrial Stacks/Chimneys					
20 Foot Height	EF06	No. of Flights	Unit Width	1, 3, 5	Yes	Unlined Brick	IC01	Diameter (Ft.)	Height (Ft.)	None	No
Elevators						Lined Firebrick	IC02	Diameter (Ft.)	Height (Ft.)	None	No
Passenger - Auto. - Local	EV01	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	Concrete	IC03	Diameter (Ft.)	Height (Ft.)	None	No
Passenger - Auto. - Express	EV02	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	Craneways					
Passenger - Manual - Local	EV03	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	Indoor	CW01	Capacity (Tons)	Length (Ft.)	None	No
Passenger - Manual - Express	EV04	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	Outdoor	CW02	Capacity (Tons)	Length (Ft.)	None	No
Passenger - Hydraulic	EV05	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	Truck Scales	TS01	Capacity (Tons)		None	No
Freight - Electric	EV06	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	Loading Docks					
Freight - Hydraulic	EV07	No. of Units	Capacity (Lbs.)	1, 3, 5	Yes	Lightwood Dock	LD01		S.F. Surface Ar.	1 thru 5	No
Passenger Elevators - Total Stops	EV08	No. of Stops		1, 3, 5	Yes	Heavy Timber Dock	LD02		S.F. Surface Ar.	1 thru 5	No
Freight Elevators - Total Stops	EV09	No. of Stops		1, 3, 5	Yes	Concrete Dock	LD03		S.F. Surface Ar.	1 thru 5	No
Sidewalk - Electric	EV10	No. of Units		None	No	Dock Ramp	LD04		S.F. Surface Ar.	1 thru 5	No
Sidewalk - Hydraulic	EV11	No. of Units		None	No	Ramp Floor to Floor	LD05		S.F. Surface Ar.	1 thru 5	No
Sidewalk - Manual	EV12	No. of Units		None	No	Mechanical Leveler	LD06		S.F. Surface Ar.	None	No
Dumbwaiters - Electric	EV13	No. of Units		None	No	Hydraulic Leveler	LD07		S.F. Surface Ar.	None	No
Dumbwaiters - Manual	EV14	No. of Units		None	No	Railroad Sours					
Personal Lift - Vertical Belt Type	EV15	No. of Units		None	No	Bumper Stop	RR01	No. of Units		None	No
Personal Lift - Total Floors Over 2	EV16	No. of Units		None	No	Switch	RR02	No. of Units		None	No
						Pair Flasher Signals	RR03	No. of Units		None	No
						Siding Trackage	RR04		Length (Ft.)	None	No
						Steel Grain Storage Tanks	GT01	No. of Tanks	Capacity (Bu.)	None	No
						Elevated Storage Tanks					
						Wood Tank and Tower	ST01	Height (Ft.)	Capacity (Gal.)	None	No
						Steel Tank and Tower	ST02	Height (Ft.)	Capacity (Gal.)	None	No
						Bulk Petroleum Storage Tanks					
						Flat or Cone Roof	PT01	No. of Tanks	Capacity (Bbls.)	None	No
						Floating or Pontoon Roof	PT02	No. of Tanks	Capacity (Bbls.)	None	No
						Double Deck Roof	PT03	No. of Tanks	Capacity (Bbls.)	None	No
						Fuel Storage Tanks					
						Underground	FT01	No. of Tanks	Capacity (Gal.)	None	No
						Above Ground - Horizontal	FT02	No. of Tanks	Capacity (Gal.)	None	No
						Above Ground - Vertical	FT03	No. of Tanks	Capacity (Gal.)	None	No
						Propane Pressure Storage Tanks	PP01	No. of Tanks	Capacity (Gal.)	None	No
						Large Pressure Storage Tanks					
						5 PSI Hemisphere Type	LT01	No. of Tanks	Capacity (Bbls.)	None	No
						10 PSI Hemisphere Type	LT02	No. of Tanks	Capacity (Bbls.)	None	No
						20 PSI Hemisphere Type	LT03	No. of Tanks	Capacity (Bbls.)	None	No
						30 PSI Sphere Type	LT04	No. of Tanks	Capacity (Bbls.)	None	No
						50 PSI Sphere Type	LT05	No. of Tanks	Capacity (Bbls.)	None	No
						75 PSI Sphere Type	LT06	No. of Tanks	Capacity (Bbls.)	None	No

Note Quality Codes 1 = Low
2 = Below Average
3 = Average
4 = Above Average
5 = High

Land:	0	REALTY APPRAISAL COMPANY
Impr:	0	Reval Date: 2014/10/01
Total:	0	Map:

LAND CALCULATIONS

PAVED	Util:	S

YES	Gas: Y
YES	Elec: Y
	Topo: L

STAFF CONTROL
Date: 0

Collector
Dtd. 0

Flid:	0
Card:	A

BUILDING INFORMATION	
Roof Type	

	GABLE
e:	Roof Mat

5 (Y)	SHINGLE
-------	---------

Room Co
Total Rcd

YL	Bed Rock	Row/End:
----	----------	----------

dt:	N.A.
-----	------

il.	Conversio
DRY	

Condition:	Number of
	1

Condition:	Heat Source
Gas	

gms	Livable Area
-----	--------------

BLOCK	3240	SI
DEPRECIATION		

Auto: Y
Over Imp: %
49 %

Under Imp %

Final Net:	M:	A:	C:

M:	A:	C:
NOTES		

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STORAGE

Land:	0	Total:	136,700
Impr:	136,700		

REALTY APPRAISAL COMPANY

TOWN: BRIELLE

BLOCK: 86
 LOT: 6
 QUAL:
 BLDG: M
 DATE: 07/16/14

OWNERS NAME: BRIELLE BASIN INC
 STREET ADDR: 800 ASHLEY AVENUE
 CITY/STATE/ZIP: BRIELLE, NJ
 PROPERTY LOC: 800 ASHLEY AVENUE

08730

-WALL RATIO: 10 BASEMENT WALL RATIO: 0 AVG# ROOMS: 0

CODE	HT	ST	Q	DESCRIPTION	AREA	RATE	CONST	QF	VALUE
101	18	2	3	STRCT SHELL:LIGHT-WOOD FRAM	864	@ 8.86	+	0 x1.00=	7655
101	15	1H	3	STRCT SHELL:LIGHT-WOOD FRAM	864	@ 8.37	+	0 x1.00=	7232
101	9	1	3	STRCT SHELL:LIGHT-WOOD FRAM	788	@ 7.88	+	0 x1.00=	6209
2.4			3	ADJ BSE CST:ALUM OR STUCCO	3564	@ 3.78	+	0 x1.00=	13472
2.16			3	ADJ BSE CST:STORE - METAL	180	@ 17.90	+	0 x1.00=	3222
3.9			3	INT FINISH :RETAIL OR RESTA	3812	@ 5.80	+	0 x1.00=	22110
4.2.6			3	HEAT & COOL:CENTRAL CMB	3812	@ 3.52	+	0 x1.00=	13418
5.2			3	PLUMBING :COMM. FIXT	10	@675.00	+	0 x1.00=	6750
6.2			3	ELECTRICAL :COMM. LIGHT -AD	3812	@ 2.25	+	0 x1.00=	8577
RA09			3	ROOF ADJUST:CANOPIES, ETC.	132	@ 5.67	+	0 x1.00=	748
BD01			3	BALC & DECK:WOOD	84	@ 4.54	+	0 x1.00=	381
FA02			3	FLOOR ADJUS:WOOD DECK	1728	@ 2.84	+	0 x1.00=	4908
SD05			3	SP PURP DRS:WOOD SECTIONAL	56	@ 3.78	+	0 x1.00=	212
CS01			3	COLD STORAG:COOLER (35 TO 6	200	@ 14.20	+	0 x1.00=	2840
CS03			3	COLD STORAG:FREEZER (-15 TO	240	@ 18.94	+	0 x1.00=	4546

TOTAL BASE COST: 102,280
 COST CONVERSION: 4.45 455,145
 YEAR BUILT: 1980 EFF AGE: 34 (Y) COND:NORMAL
 EFF AGE DEPR: 39% Y PHYS DEPR: 0% NET: 0.61
 FUNC DEPR: 0% ECON DEPR: 0% NET: 1.00
 BUILDING APPRAISED VALUE 277,638

DETACHED ITEMS:
 PV05 PAVING : ASPHALT - AVG. 25600 @ 0.48 x1.00 @ 50%x4.45= 27341
 DG GARAGE : DETACHED 312 @ 5.30 x1.00 @ 50%x4.45= 5904
 MD01 MARINE ITEMS : SMALL BOAT MOORA 2540 @ 7.56 x1.00 @ 50%x4.45= 42725
 UB01 UTIL BLDGS : WOOD FRAME 180 @ 6.30 x1.00 @ 50%x4.45= 2523
 FR01 UTIL & GRHS F: WOOD 180 @ 2.84 x1.00 @ 50%x4.45= 1137
 UB01 UTIL BLDGS : WOOD FRAME 72 @ 6.30 x1.00 @ 50%x4.45= 1009
 FR02 UTIL & GRHS F: CONCRETE 72 @ 1.68 x1.00 @ 50%x4.45= 269
 UB01 UTIL BLDGS : WOOD FRAME 1516 @ 5.04 x1.00 @ 50%x4.45= 17000
 FR01 UTIL & GRHS F: WOOD 1516 @ 1.89 x1.00 @ 50%x4.45= 6375
 TOTAL DETACHED ITEMS: 104,283

TOTAL BUILDING VALUE: 381,900

ADDITIONAL BUILDINGS: 136,700
 TOTAL ALL BUILDINGS: 518,600

COST/SQ FT: (SHELL AREA: 3812) 119.40

Estimate Number : 318
 Parcel Number : B-86 L-6
 Property Owner : BRIELLE BASIN INC
 Property Address : 800 ASHLEY AVE
 BRIELLE
 New Jersey : NJ
 08730

Section 1

Occupancy

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
50% Office Building	Wood or steel framed exterior walls	10.00	2.0
50% Cafeteria	Wood or steel framed exterior walls	10.00	1.5
Total Area	: 1,458		
Number of Stories (Section)	: 2.00		
Shape	: 2.00		

Components

	<u>Units/%</u>	<u>Other</u>
Exterior Walls:		
Stud Walls-Wood Siding	25%	
Stud -Vinyl Siding	75%	
HVAC (Heating):		
Warmed and Cooled Air	100%	

Section 2

Occupancy

	<u>Class</u>	<u>Height</u>	<u>Rank</u>
51% Cafeteria	Wood or steel framed exterior walls	10.00	1.5
49% Storage Warehouse	Wood or steel framed exterior walls	10.00	2.0
Total Area	: 2,073		
Number of Stories (Section)	: 2.00		
Shape	: 2.00		

Components

	<u>Units/%</u>	<u>Other</u>
Exterior Walls:		
Stud Walls-Wood Siding	25%	
Stud -Vinyl Siding	75%	
HVAC (Heating):		
Warmed and Cooled Air	51%	

Cost as of 04/2006

	<u>Units/%</u>	<u>Cost</u>	<u>Total</u>
Basic Structure			
Base Cost	3,531	68.50	241,878
Exterior Walls	3,531	15.00	52,982
Heating & Cooling	2,515	16.10	40,501
Basic Structure Cost	3,531	94.98	335,361
Less Depreciation			
Physical	25.0%		83,840
Functional	5.0%		16,768

Estimate Number : 318
: 08730

Depreciated Cost	3,531	66.48	234,753
Rounded to Nearest	100		234,800
Total Back Dated to 04/2006			234,753

Remarks for Section 1:

BOGAN'S BASIN

KITCHEN AREA NOT OPEN TO PUBLIC - USED TO PREPARE MEALS FOR THE "RIVER QUEEN" CHARTER
BOAT

86 APPRAISAL SYSTEMS INC.

BLOCK: 86
LOT: 6
QUALIFIER: 1 of 1
CARD: 1 of 1
MAP PAGE: 1 of 1
NEHD: 20
ZONE: C-2

PROP CLASS: Commercial

LOCATION:

OWNER: BRIELLE BASIN INC.
PO BOX 505
BRIELLE, NJ 08730

FRONTAGE: 1.2 AC
DEPTH: 1.2370
ACREAGE: 1.08 Acre

DEED DATE:
PURCHASE PRICE:

ASSESSED VALUE Land: \$779,400
Improvements: \$165,100
Total: \$944,500

CLASS/QUALITY: 17.0
BUILDING TYPE:
BUILDING DESC:
DWELLING UNITS:
YEAR BUILT:
EFFECTIVE AGE: 1989 Years
PHYSICAL COND: Normal
SQUARE FOOTAGE:

Data as of: 4/ 9/90.

NOTES:

1989 ASSESSED VALUE Land: (NEW)
Improvements: (NEW)
Total: (NEW)

EXEMPT LIST:
INITIAL DATE:
FURTHER DATE:
STATUTE:
FACILITY:

1993 Addition to table store
94 New many acreage used previously

MAIN STRUCTURE (1975 Cost Basis)

ACCESSORY IMPROVEMENTS (1975 Cost Basis)

VALUATION SUMMARY	Main Structure	Accessory Improvements	TOTAL
BASE COST (1975 Basis)	\$0	\$0	
COST CONVERSION FACTOR	2.75	2.75	
REPLACEMENT COST NEW	\$0	\$0	
Depreciation - AGE	(M) 0.0000	(A) 0.0000	
Depreciation - PHYSICAL	(M) + 0.0000	(A) 0.0000	
Depreciation - ECONOMIC	(M) x 0.0000	(A) 0.0000	
Obsolescence - FUNCTIONAL	(M) x 0.0000	(A) 0.0000	
NET DEPRECIATION FACTOR	1.0000	1.0000	
NET DEPRECIATED VALUE	\$42,769	\$122,281	227,300
	105000		165100
			263900

LAND VALUATION

1.00 Site(s) 1.722 AC
Plotage (1.06 acres) @ \$337,544/acre = \$559,416
Site Amenities 1.0278 AC (200. + 175000000) (100000000) Net Land Value 766,928 @ 476,600
TOTAL VALUE LAND & IMPROVEMENTS 703,988
4/ 6/90

BLOCK: 86 NBHD: 20
LOT: 6 ZONE: C-2
QUALIFIER: MAP PAGE:
CARD: 1 of 1

PROP CLASS: Commercial

LOCATION:

OWNER: BRIELLE BASIN INC.
PO BOX 505
BRIELLE, NJ 08730

FRONTAGE:
DEPTH:
ACREAGE: 1.2500

DEED DATE:
PURCHASE PRICE:

ASSESSED VALUE Land: \$165,000
Improvements: \$665,300
Total: \$830,300

CLASS/QUALITY: 17.0
BUILDING TYPE:
BUILDING DESC:
DWELLING UNITS:
YEAR BUILT:
EFFECTIVE AGE: 1989 years
PHYSICAL COND: Normal
SQUARE FOOTAGE:

Data as of: 2/22/90.

NOTES:

1989 ASSESSED VALUE Land: (NEW)
Improvements: (NEW)
Total: (NEW)

EXEMPT LIST:
INITIAL DATE:
FURTHER DATE:
STATUTE:
FACILITY:

MAIN STRUCTURE (1975 Cost Basis)

ACCESSORY IMPROVEMENTS (1975 Cost Basis)

VALUATION SUMMARY	Main Structure	Accessory Improvements	TOTAL
BASE COST (1975 Basis)	\$0	\$0	
Cost Conversion Factor	2.75	2.75	
REPLACEMENT COST NEW	\$0	\$0	
Depreciation - AGE	(M) 0.0000	(A) 0.0000	
Depreciation - PHYSICAL	(M) + 0.0000	(A) 0.0000	
Obsolescence - ECONOMIC	(M) x 0.0000	(A) 0.0000	
Obsolescence - FUNCTIONAL	(M) x 0.0000	(A) 0.0000	
NET DEPRECIATION FACTOR	1.0000	1.0000	
NET DEPRECIATED VALUE	\$665,300	\$0	\$665,300

LAND VALUATION
1.0000 Site (S)
Payable (1.1000 acres) @ \$632,544.36 = \$695,808.40
Site Improvements @ \$41,000.00 = \$41,000.00
167500

Net Land Value
Amounts 732100
\$165,000
779400

TOTAL VALUE LAND & IMPROVEMENTS \$830,300

BOROUGH OF BREILLE
PROPERTY RECORD CARD

MAP _____ BLOCK _____ LOT _____ CARD _____ OF _____ CARDS _____

[illegible]

INDUSTRIAL & COMMERCIAL PROPERTY RECORD CARD

1. STRUCTURAL SHELL

Sq. Ft.	Type	WR	Ht.	OF	Rate	Area	COST
1101	101	101	101	101	101	101	101
101	101	101	101	101	101	101	101
101	101	101	101	101	101	101	101
101	101	101	101	101	101	101	101

2. EXTERIOR WALL FINISH

Type	W/D	OF	Rate	Area
2	1.00	AV	2.84	1480
16	—	AV	17.90	200
3580				

3. INTERIOR FINISH

Type	OF	Rate	Area
9	AV	1.80	1728
4	AV	6.79	350
4205			

4. HEATING & COOLING

Type	Use	OF	Rate	Area
2	AV	1.49	2218	2803
4451				

Industrial Unit Heaters

Type	OF	Rate	Number
—			

5. PLUMBING FIXTURES

Type	OF	Rate	Number
2	—	450	4
1800			

6. ELECTRICAL/INSTALLATION

Type	OF	Rate	Area
2	AV	2.24	2078
4676			

7. SPRINKLER SYSTEM

Type	OF	Rate	Area
—			

8. BUILDING ACCESSORIES

Code	Meas. 1	Meas. 2	OF	Rate
FA02	146	AV	2.84	151
736	AV	5.67	4173	
5425	36	7.01	251	

A.

DEPRECIATION	NET
95	
Age	
Condition	
Functional	
Economic	

NET CONDITION, A X B =

47776
4000

10269
51421

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Notes: Walk-in Box: 12 x 30

Bldg. New / Φ : 42.33
Bldg. Dep. / Φ : 41.49
L & B Merged / Φ : —
Gross Income Multiplier: 585700
Property Value / Unit: —

TESTS 2078
TOTAL VALUE
582200

LAND VALUE
361500

BUILDING VALUE
157400

Depreciated 1975 Cost
99921

Conversion Factor:
121000

Depreciated 1975 Cost
91015

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	360	AV	29.45	70	7111
PVAV	2000	AV	.56	.80	896.
From Land #2					
Land #3					
Land #4					
SHED	10 x 14	140	0.75	1050	

Code	Meas. 1	Meas. 2	OF	Rate	Net
6502	3				

2#

[illegible]

INDUSTRIAL & COMMERCIAL PROPERTY RECORD CARD

1. STRUCTURAL SHELL

Seg.	Type	WR	Ht.	QF	Rate	Area	COST
1	101	8.4	32	AV	11.18	1140	13201

2. EXTERIOR WALL FINISH

Type	W/D	QF	Rate	Area	12360
2	1.00	AV	2.84	4352	

3. INTERIOR FINISH

Type	QF	Rate	Area	18570
3	Below	1.43	3420	

4. HEATING & COOLING

Type	Use	QF	Rate	Area	6430
1.2	APT.	AV	1.88	3420	

Industrial Unit Heaters

Type	QF	Rate	Number	3000
1	AV	375	8	

5. PLUMBING FIXTURES

Type	QF	Rate	Number	3000
1	AV	375	8	

6. ELECTRICAL/INSTALLATION

Type	QF	Rate	Area	5130
1	AB/AV	1.10	3420	

7. SPRINKLER SYSTEM

Type	QF	Rate	Area	1000
1	AV	1.10	3420	

8. BUILDING ACCESSORIES

Code	Meas. 1	Meas. 2	QF	Rate	1642
FA01	1140	0	AV	1.60	-1824
FA02	3420	5	AV	2.84	9713
BSMT	1140	0	AV	3.76	4282
12-12.2	368	0	AV	1.45	1457
12-12.3	144	0	AV	1.14	1642

NET CONDITION, A X B = 73965
X 09 = 66574
C.C. Carry

DEPRECIATION	Age	Condition	Functional	Economic
NET	60	10	70	30

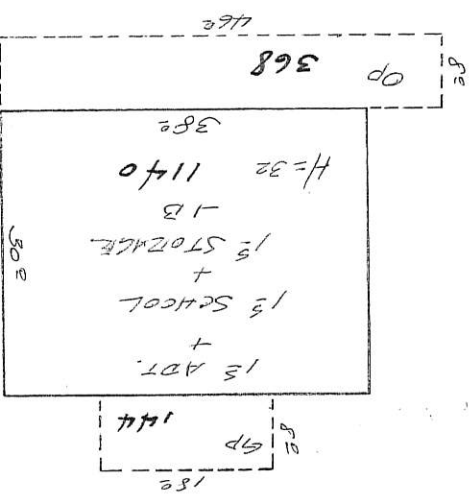
9. EXTERIOR ACCESSORIES

Code	Meas. 1	Meas. 2	QF	Rate	Net

Carry

Segment
Use STONE, SCHOOL, APT.
Wall ASBESTOS SHINGLES
Roof H/P / CORR.
Frame WOOD
Floor WOOD
Heat GAS FURN.

Ground Plan Sketch



BLOCK: 85

LOT: 1, 15, 10, 12

Card # 2024

#4

[illegible]

INDUSTRIAL & COMMERCIAL PROPERTY RECORD CARD

[illegible][illegible]

Hand-drawn ground plan sketch of a building layout. The sketch shows a main rectangular area with a smaller section on the right. The main area is labeled "1798 13 STORE & STOCKS" and has a dimension of "96'" along its top edge. The smaller section on the right is labeled "1 1/2 DINER" and has a dimension of "25'" along its right edge. A dashed line indicates a "Canopy" area with a dimension of "310'" and "62'" along its top edge. The overall dimensions of the main area are "92'" by "162'". The sketch is oriented with the top of the page to the left.

VITAL COMPUTER RESOURCES, INC.

BLOCK: 86
LOT: 4A
QUALIFIER: BRIELLE BASIN INC
800 ASHLEY AVENUE
BRIELLE, NJ

06730

PROPERTY NAME: BRIELLE BASIN INC.
STREET NAME: 800 ASHLEY AVE.
PROPERTY CITY, STATE: BRIELLE, N.J.
ZIP/POSTAL CODE: 08730

ITEM WITH A BULLET ■ MUST BE ENTERED

BUILDING NAME: BRIELLE BASIN
PARCEL NUMBER: 86-6

REMARKS: FIREARM ARMED NOT OPEN TO PUBLIC - USED TO HOLD MEETINGS FOR THE "QUEEN" CHARACTER BATT.
Age: 1906/1955+/-
#318

Basement

Occ Num	Occupancy Name	Type*	Area	Class	Depth	Rank	Depr

Number of Levels: Fireproofing: ☐ Yes ☐ No

Perimeter (linear feet) OR Shape

Section

Components (HVAC and Sprinklers only)

Code	System	Description	Area	%	Rank	Depr	Other

OTHER COMPONENTS

3 Above Average
4 High

TYPE
701 Finished
702 Semi-Finished
703 Unfinished
704 Display

SHAPES

1 2 3 4

1 Approximately Square
2 Slightly Irregular
3 Irregular
4 Very Irregular

HEATING & COOLING

601 Electric
602 Electric Wall
603 Forced Air Unit
604 Forced Air Unit
605 Hot Water Radiant
606 Space Heater
607 Steam
608 Steam w/o Boiler
609 Ventilation
610 Wall Furnace
611 Package Unit

612 Warmed & Cooled Air
613 Heat Pump
614 Heat Pump
615 Floor Furnace
616 Ind Thru-Wall Heat Pump
617 Complete HVAC
618 Evaporative Cooling
619 Refrigerated Cooling

SPRINKLERS

681 Sprinklers
682 Dry Sprinklers
683 Wet Sprinklers
684 Fire Alarm System

Section 1

Building Data

Occ Num	Occupancy Name	%	Class*	Height	Rank**
344	OFFICE	50	2	10	2
530	CAFETERIA	50	0	10	1.5

Total Floor Area (sq. ft.) 1458

Number of Stories: Section 2 Building 2

Perimeter (linear feet) OR Shape*** 2

Effective Age (years) Base Date 25

Depreciation %: Overall OR Physical 25 Functional 5

External

Components (see back of page 1 for list):

Code	System	Description	Area	%	Rank	Depr	Other
036	WML	WOOD	25	2			
038	WML	VINYL	75	2			
602	HMC	HHH/AL	100	2			

Marchal & Swift Classes:

1 Fireproof Structural Steel Frame
2 Reinforced Concrete Frame
3 Masonry Bearing Walls
4 Wood or Steel Frame Walls
5 Mill Type
6 Metal Frame
S Metal Frame Walls

**Ranks: 1 Low
2 Average
3 Good
4 Excellent

**Shapes: 1 Square
2 Rectangular or Slightly Irregular
3 Irregular
4 Very Irregular

Section 2

Building Data

Occ Num	Occupancy Name	%	Class*	Height	Rank**
530	CAFETERIA (1053)	51	1	10	1.5
406	STORAGE (1020)	49	1	10	2

Total Floor Area (sq. ft.) 2073

Number of Stories: Section 2 Building 2

Perimeter (linear feet) OR Shape*** 2

Effective Age (years) Base Date 25

Depreciation %: Overall OR Physical 25 Functional 5

External

Components (see back of page 1 for list):

Code	System	Description	Area	%	RANK	Depr	Other
036	WML	WOOD	25	2			
038	WML	VINYL	75	2			
602	HMC	HHH/MC	51	2			

Marchal & Swift Classes:

1 Fireproof Structural Steel Frame
2 Reinforced Concrete Frame
3 Masonry Bearing Walls
4 Wood or Steel Frame Walls
5 Mill Type
6 Metal Frame
S Metal Frame Walls

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**Shapes: 1 Square
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VITAL COMPUTER RESOURCES, INC.

BLOCK: 86
LOT: 4A 800 ASHLEY AVENUE
QUALIFIER: BRIELLE BASIN INC
800 ASHLEY AVENUE
BRIELLE, NJ 08730

08730

Basement

Occ Num	Occupancy Name	Type*	Area	Class	Depth	Rank	Depr

Number of Levels: Fireproofing: ☐ Yes ☐ No

Perimeter (linear feet) OR Shape

Section

Components (HVAC and Sprinklers only)

Code	System	Description	Area	%	Rank	Depr	Other

OTHER COMPONENTS

3 Above Average
4 High

TYPE
701 Finished
702 Semi-Finished
703 Unfinished
704 Display

SHAPES
1
2
3
4

1-Aproximately Square
2-Slightly Irregular
3-Irregular
4-Very Irregular

HEATING & COOLING

601 Electric
602 Electric Wall
603 Electric Air Unit
604 Hot Water
605 Hot Water Radiant
606 Space Heater
607 Steam
608 Steam w/o Boiler
609 Ventilation
610 Wall Furnace
611 Package Unit

612 Warmed & Cooled Air
613 Wall Mounted Chilled Air
614 Heat Pump
615 Floor Furnace
616 Ind Thru-Wall Heat Pump
617 Complete HVAC
618 Evaporative Cooling
619 Refrigerated Cooling

SPRINKLERS
681 Sprinklers
682 Dry Sprinklers
683 Wet Sprinklers

PROPERTY NAME: BRIELLE BASIN INC.

STREET NAME: 800 ASHLEY AVE.

PROPERTY CITY, STATE: BRIELLE, N.J.

ZIP/POSTAL CODE: 08730

BUILDING NAME: BRIELLE BASIN

Section 1

Building Data

Occ Num	Occupancy Name	%	Class*	Height	Rank**
344	OFFICE	50	D	10	2
530	CAFETERIA	50	D	10	1.5

Total Floor Area (sq. ft.) 1458

Number of Stories: Section 2 Building 2

Perimeter (linear feet) OR Shape** 2

Effective Age (years) Base Date

Depreciation %: Overall OR Physical 25 Functional 5

External

Components (see back of page 1 for list):

Code	System	Description	Area	%	Rank	Depr	Other
836	WALL	WOOD	25	2			
835	WALL	VINYL	75	2			
612	WALL	FRAM/AL	100	2			

*Marchal & Swift Classes:
A Fireproof Structural Steel Frame
B Reinforced Concrete Frame
C Masonry Bearing Walls
D Wood or Steel Frame Walls
M Mill Type
S Metal Frame Walls

**Ranks:
1 Low
2 Average
3 Good
4 Excellent

**Shapes:
1-Square
2-Rectangular or Slightly Irregular
3-Irregular
4-Very Irregular

REMARKS: FIREHOLE BEEN NOT OPEN TO PUBLIC

USED TO MEASURE MEASURES FOR THE "LITTLE QUEEN" CHARACTER BONT.

Age 1906/1955+/-

Section 2

Building Data

Occ Num	Occupancy Name	%	Class*	Height	Rank**
530	CAFETERIA (1053)	51	D	10	1.5
406	STORAGE (1030)	49	D	10	2

Total Floor Area (sq. ft.) 2073

Number of Stories: Section 2 Building 2

Perimeter (linear feet) OR Shape** 2

Effective Age (years) Base Date

Depreciation %: Overall OR Physical 25 Functional 5

External

Components (see back of page 1 for list):

Code	System	Description	Area	%	RANK	Depr	Other
836	WALL	WOOD	25	2			
835	WALL	VINYL	75	2			
612	WALL	FRAM/AL	51	2			

*Marchal & Swift Classes:
A Fireproof Structural Steel Frame
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**Ranks:
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**Shapes:
1-Square
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3-Irregular
4-Very Irregular

Vital Appraisal Systems Commercial Field Document

BLOCK: 86 NAME: Boqari's Room
LOT: 6 QUAL: _____

SKETCH

NOTES/OTHER:

RANK: 1.5 BLDG USE: Kitchen/Storage
YEAR BUILT: 1900/1950 EFF. YEAR BUILT: 1980
CONDITION: 1 POOR 2 FAIR 3 AVERAGE 4 GOOD
ROOF TYPE: 1 GABLE 2 HIP 3 MANSARD 4 FLAT
MATERIAL: Brick / Pls
EXT. SHELL: 1 FRAME 2 BLOCK 3 STEEL 4 CONC
EXT. WALLS: WOOD / VINYL
INT. WALLS: VI
INT. CEILING: VI
INT. FLOORS: Concrete / wood
HEATING: FHA / Radiator
COOLING: A/C
PLUMBING: only
BATHROOMS _____ # FIXTURES _____
MISC.: 1. SPRINKLER (WET/DRY) _____
2. ALARMED (YES/NO) _____
3. LG PARKING _____ # CARS _____
4. ON SITE PARKING _____ # CARS _____
ELEVATORS: 1 () PASSENGER () () STOPS
() () FREIGHT () () STOPS
O.H. DOORS: 1 () ()
CONC PAVING _____
ASPH PAVING _____
FENCING _____
LOAD DOCK _____
LIGHTING: () POLES _____ HIGH
() POLES X _____ HIGH
() LIGHTS MERC. IND CNT. FLOOR
() LIGHTS MERC. IND CNT. FLOOR

Borough of Brielle

BLOCK: 86 LOT: 6 QUAL: _____ NAME: Brielle Basin Inc.

GROSS INCOME RENTAL:

OFFICE = _____ SF @ \$ _____ SF = \$ _____
 STRIP RETAIL = _____ SF @ \$ _____ SF = \$ _____
 LARGE RETAIL = _____ SF @ \$ _____ SF = \$ _____
 BASIC RETAIL = _____ SF @ \$ _____ SF = \$ _____
 CONV. STORE = _____ SF @ \$ _____ SF = \$ _____
 RESTAURANT = _____ SF @ \$ _____ SF = \$ _____
 FASTFOOD = _____ SF @ \$ _____ SF = \$ _____
 HOTELS = # RMS _____ X \$ _____ AVG/DAY = \$ _____
 MOTELS = # RMS _____ X \$ _____ AVG/DAY = \$ _____
 GAS STATION = _____ SF @ \$ _____ SF = \$ _____
 WAREHOUSE = _____ SF @ \$ _____ SF = \$ _____
 PUBLIC STGE = _____ SF @ \$ _____ SF = \$ _____
 MAIN BANK = _____ SF @ \$ _____ SF = \$ _____
 FREESTD BANK = _____ SF @ \$ _____ SF = \$ _____
 SUPERMARKET = _____ SF @ \$ _____ SF = \$ _____
 CARWASH = _____ SF @ \$ _____ SF = \$ _____
 _____ = _____ SF @ \$ _____ SF = \$ _____
 APARTMENTS #3BD _____ @ \$ _____ / MO = \$ _____
 #2 BD _____ @ \$ _____ / MO = \$ _____
 #1 BD _____ @ \$ _____ / MO = \$ _____
 EFF _____ @ \$ _____ / MO = \$ _____

ANNUAL TOTAL APT = \$ _____

TOTAL SQ. FT _____ SF

TOTAL RENT = \$ _____ / YR

BAND OF INVESTMENT: 8.75% INT RATE, 5 YR TERM, 25 YR PAYOUT

MORTGAGE (.0937 X .75 = .074025) CONSTANT

EQUITY (.0917 X .25 = .022925)

BASE CAPITALIZATION RATE = .0970 (net leases)

EFFECTIVE TAX RATE = .01192

OVERALL CAPITALIZATION RATE = .10892 SAY **10.89%**

2006 Tax Rate .02894 X 2006 Ratio .4118 = .01192

NOTES: _____

RENTAL EXPENSES:

1. GROSS INCOME (P.G.I.) = \$ _____

2. LESS VACANCY AND CREDIT LOSSES

@ _____ % OF LINE 1 = \$ _____

3. EFFECTIVE GROSS INCOME

(SUBTRACT LINE 2 FROM LINE 1)

= \$ _____

4. EXPENSES : (estimated)

Management @ \$ _____ % OF EGI = \$ _____

Expenses @ \$ _____ % OF EGI = \$ _____

Main/Reserve @ \$ _____ % OF EGI = \$ _____

4a. ACTUAL REPORTED EXPENSES (stabilized)

insurance @ \$ _____
 main / reserve @ \$ _____ = _____ % OF EGI
 water / sewer @ \$ _____
 heat costs @ \$ _____
 electric costs @ \$ _____
 miscellaneous @ \$ _____

TOTAL EXPENSES = \$ _____

5. NET INCOME (SUBTRACT #4 FROM #3) = \$ _____

6. OVERALL CAPITALIZATION RATE = _____

7. INCOME VALUE (divide #5 by #6) = \$ _____

(circle approach used)

8. COST APPROACH = \$ _____

9. INCOME APPROACH = \$ _____

10. MARKET APPROACH = \$ _____

(@ \$ _____ sf)

(value allotment)

L=\$ _____ B=\$ _____ T=\$ _____

reviewed by: _____ (value reflects \$ _____ sf)

review date: _____

1309

PROCESS DATE 02/06/07

BLK 86 800 ASHLEY AVENUE BRIELLE BASIN INC
 LOT 6 L6.01
 CLASS= 4A BLDG CLS= 10 INT COND= GOOD
 ZONE= EXT COND= GOOD
 MAP= 7 LAY COND= GOOD

----- BUILDING CALCULATIONS -----
 DESCRIPT UNITS RATE QFAC VALUE

REPLACEMENT COST (1975) 0 DRAWING NOT AVAILABLE
 COST CONVERSION FACTOR 1.16
 REPLACEMENT COST NEW 0
 NET CONDITION (0000) 1.000
 APPRAISED BLDG. VALUE 0
 ACCESS/FARM BUILDINGS 0
 TOTAL IMPROVEMENT VALUE 0

**** LAND CALCULATIONS ****
 FRNT AVER DPTH NO OF UNIT ---ADJUSTMENT---
 FOOT DPTH FAC. UNITS RATE INFL(+) COND(-) VALUE
 50 530 1.25 62.50 10000 625000
 30 530 1.25 37.50 5000 112500
 130 530 1.25 162.50 5000 487500
 BASE SITE 1 500000 01 .50 250000
 * TOTAL LAND VALUE 1475000

--- FINAL VALUATION SUMMARY ---
 LAND IMPROVEMENT TOTAL -50% TO SITE, SHAPE/UTILITY/UNDERGROUND G
 1,475,000 0 1,475,000 AS MAIN

** FIXED VALUE OVERRIDE ** LAND IMPROVE TOTAL
 1475000 234800 1709800
 ***** END OF PRINT *****