

BLK: 828

LOT: 10

CARD 01 OF 01

1635 W. PRINCETON AVE.

BRICK TWP

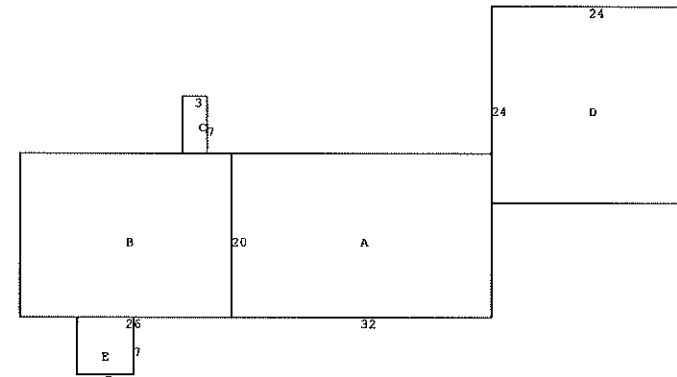
MCALLISTER, MICHELE
1635 W PRINCETON AVE
BRICK NJ 08724

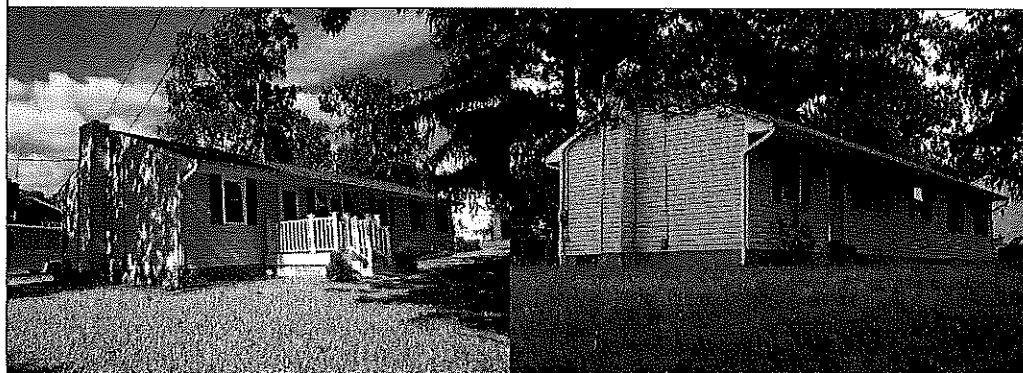
Class: 2
Zone: R75
Map: 45.2
VCS: LPA

--Curr. Values--
Land: 117,600
Impr: 104,000
Net: 221,600

--Sales History--
11/16/2015 250,000
02/25/2010 10
02/28/2003 175,000

COSTA, LEONARD & DONNA
LICATA, ALFONSO & LOUIS

BUILDING DESCRIPTION	FLOOR AREAS	LAND DESC.	UNITS	APPRAISED VALUES (COST APPROCH)
Building Class 16	1st Story 1,160	FRONT FEET	75	Main Bldg Replacement Cost 105,960
ONE FAMILY 1SF2G 1160	Upper Stories 0	SITE VALUE	1	CCF:1.30,NetCond:.755,MktAdj:1.00 * .98150
1 STORY / RANCH	Half Stories 0			Main Bldg Appraised Value = 104,000
Built: 1950	Attic Area 0			Total Detached Item Value + 0
Fndatn: BLK/CONCRT	Basement Area 520			Total Improve Value (rounded) = 104,000
Roof: GABLE / ASPH SHNGL	Sq. Foot Living 1,160			Total Land Value + 117,600
ExtFin: ALUM/VINYL	ATTACHED ITEMS			TOTAL NET VALUE: 221,600
Heat: GAS	ENCL PORCH 21	A: 1S-CR 640sf		
HOTWTR BB 1160	ATT. GAR. 576	B: 1S-B 520sf		
Air: ALL SEPART 1160	WOOD DECK 49	C: EP 21sf		
IntFin: DRYWALL	DETACHED ITEMS	D: ATG 576sf		
FlrFin: HARDWOOD		E: WD 49sf		
Plumb: 3FIX BATH 2				
OTHER ITEMS				
* BEDROOMS 3				
* BATHROOMS 2.0				
* TOTAL ROOMS 6				
CONDITION				
INT.: AVERAGE				
EXT.: GOOD				
LAYOUT: AVERAGE				
INFOBY: OWNER				
* For Informational Purposes Only				



001 Property Address		002 Map	003 Block	004 Lot	005 Qual	3020 Folder	3021 Card	3022 Of Total	3023 Routing
		45B				828-17	1	1	4

BLK 828-17 1635 W. PRINCETON AV LOT 10 L11,12 75X150 2		SALES HISTORY 2001 Deed Date 1 06/23/66 2001 Deed Date 2 2002 Deed Book 1 2599 2002 Deed Book 2 2003 Deed Page 1 137 2003 Deed Page 2 2004 Sale Amount 1 9250 2004 Sale Amount 2 2005 Invalid Type 1 2005 Invalid Type 2 2006 Source Code 1 2006 Source Code 2	
HORTON, THOMAS J. & MARGARET H. 1635 W. PRINCETON AVE. BRICK TOWN, N.J. 08723 4500 14200 18700 50		B 828 1635 W. PRINCETON AV 3 L 10 1SF 00414782 4 75X150 2 Q 3 L11,12 and 4 COSTA, LEONARD & DONNA 1635 W. PRINCETON AVENUE d 2 BRICK TOWN, N.J. 08724 11650 18200 29850	

OWNER:	BK / PG	D. DATE	R. DATE	PRICE
Costa, Leonard & Donna (H/W)	4632-0912	1/15/88	1/22/88	104,000 -

BUILDING PERMITS				
2501 Permit date	2502 Type	2503 Permit Number	2504 Value	2505 Percent Complete
				2506 Description Task On Permit

LAND VALUATION										OLI		FARMLAND						
Unit codes	020 Unit	021 Frontage	022 Depth	023 Back lot Setback	024 Standard Depth	025 Area (decimal if acres)	026 Unit Value	027 Depth	028 Frontage	029 Back Lot	030 Triangl	031 Corner	032 Topo	TR.	LAND	BLDGS	TOTAL	DED.
1 = Front feet	1	75	150		150		155	100						82	11650	18200	29850	5
2 = Square feet																		
3 = Acreage																		
4 = Site																		

SITE DATA									
040 Add lots	11-12	INFLUENCES			058 Sewer	063 Neighborhood Trend			
041 Property Class	2	047 Lot Type	2	None 0 Private 2	Stable 0 Declining 1				
042 Zoning	215	Typical 0 Corner 2	2	Septic 1 Public 3	Improving 2				
043 Neighborhood Code	013	Backlot 1 Cut-de-sac 3	3	059 Water	064 Topography				
044 Neighborhood	3	048 Adjoin Alley No 0 Yes 1	0	None 0 Private 2	Level 1 High 3				
Rural 1 Subdivision 5		049 Street Lights No 0 Yes 1	1	Well 1 Public 3	Rolling 2 Low 4				
Crossroads 2 Commercial 6		050 Sidewalks No 0 Yes 1	0	060 Other Utilities	065 Landscaping				
Suburban 3 Industrial 7		051 Curbing No 0 Yes 1	0	Gas 1 Electric 2	Typical 0 Interior 1				
Urban 4 Mixed 8		052 Undgrnd Util No 0 Yes 1	0	Gas and electric 3	Superior 2				
045 Road Type	4	053 Extnsv Easmts No 0 Yes 1	0	061 Proximity to Services	NOTES				
None 0 Gravel 2		054 Waterfront No 0 Yes 1	0	Typical 0 Interior 1					
Proposed 1 Dirt 3		055 Lagoon No 0 Yes 1	0	Superior 2					
Paved 4		056 Bulkheading No 0 Yes 1	0						
046 Traffic	1	057 View	0						
Typical 0 Light 1		Typical 0 Detrimental 1							
Heavy 2		Enhancing 2							

FIRE DISTRICT 2			
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10

080 Class										14 5 FLOOR CONST/FINISH										9 BUILT-INS										BUILDING SKETCH										One square = 2										BLDG MEASURE																																																																																																																																																																																																																																																																																																																																									
081 No. Units										082 Stories										083 Rowhouse End Unit										084 Year Built										085 Effective Age										086 Physical Condition										087 Heating System 1										088 Heating Source 1										089 Heating Source 2										090 Heating System 2										091 Cooling System Type										092 Air Conditioning Quality										093 Plumbing										094 Foundation										095 Basement										096 Structure										097 Exterior Walls										098 Partial Frame Area										099 Partial Brick Area										100 Partial Stone Area										101 Building Identity										102 ID/Class										103 Qual										104 Physical Condition										105 Width										106 Depth										107 Floor Const										108 Roof Type										109 Wall Type										110 Year Built										111 Area										112 Unit Cost										113 Quality Factor										114 Cost										115 Conversion Factor										116 Replacement Cost										117 Percent Residual										118 Appraised Value									
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CURRENT	1ST PREV	2ND PREV	VAL	IVAL
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50
51	52	53	54	55
56	57	58	59	60
61	62	63	64	65
66	67	68	69	70
71	72	73	74	75
76	77	78	79	80
81	82	83	84	85
86	87	88	89	90
91	92	93	94	95
96	97	98	99	100

CURRENT ASSESSED	-	LAND VAL	39,900
		IMPR VAL	65,000
		TOTL VAL	104,900

AS
APPRAISAL SYSTEMS, INC.
REAL ESTATE APPRAISAL SERVICES

BLDG CLASS 10V.C.S. LPAYEAR BUILT 1950EFF. YEAR 1975PROP. CLASS 2

21. TYPE & USE

- ☒ 10 ONE FAMILY
☐ 20 DUPLEX
☐ 30 ROW/TWNHSE
☐ 31 ENDROW/TWN
☐ 42 MULTIFAM 2
☐ 43 MULTIFAM 3
☐ 44 MULTIFAM 4
☐ 51 CONVERSION
☐ 52 CONVERSION 2
☐ 53 CONVERSION 3
☐ 54 CONVERSION 4
☐ 55 CONVERSION 5
☐ 60 CONDOMINIUM

22. STORY HEIGHT

- ☒ 01 1 STORY
☐ 02 1 STORY W/ ATT
☐ 03 1.5 STORY
☐ 04 2 STORY
☐ 05 2 STORY W/ ATT
☐ 06 2.5 STORY
☐ 07 3 STORY
☐ 08 3 STORY W/ ATT
☐ 09 3.5 STORY

23. DESIGN & STYLE

- ☐ 01 CONVENTIONAL
☐ 02 COLONIAL
☒ 03 RANCH
☐ 04 RAISED RANCH
☐ 05 CAPE
☐ 06 SPLIT LEVEL
☐ 07 BI-LEVEL
☐ 08 CONTEMPORARY
☐ 09 COTTAGE
☐ 10 OLD STYLE
☐ 11 EXP RANCH
☐ 12 TUDOR
☐ 13 LOG HOME
☐ 14 VICTORIAN
☐ 15 CONDOMINIUM
☐ 16 TOWNHOME
☐ 17 GARAGE APT.
☐ 80 OTHER

24. ROOF TYPE

- ☐ 01 FLAT/SHED
☒ 02 GABLE
☐ 03 GAMBREL
☐ 04 HIP
☐ 05 MANSARD
☐ 06 CONTEMPO.
☐ 80 OTHER

25. ROOF MATERIAL

- ☐ 01 BUILT-UP
☐ 02 METAL
☐ 03 ROLL
☒ 04 ASPHALT SHINGLE
☐ 05 SLATE
☐ 06 TILE
☐ 07 WOOD SHINGLE
☐ 80 OTHER

26. EXT FIN. AREA QF

- ☐ 01 WD SIDING
☐ 02 WD SHINGLE
☒ 03 ALUM/VINYL
☐ 04 ASBESTOS
☐ 05 STUCCO
☐ 06 CBLOCK
☐ 07 PLYWD PNL
☐ 08 ALL BRICK
☐ 09 ALL STONE
☐ 10 PT. BRICK
☐ 11 PT. STONE
☐ 12 LOG
☐ 80 OTHER

27. FOUNDATION

- ☐ 01 PILING
☒ 02 BLOCK/CONCRETE
☐ 03 BRICK
☐ 04 STONE
☐ 05 POST/PIER
☐ 06 CONCRETE SLAB

28. INTERIOR FIN.

- ☒ 01 DRYWALL
☐ 02 PLASTER
☐ 03 KNOTTY PINE
☐ 04 WD PANEL
☐ 05 WALL BOARD
☐ 06 PAINTED CB
☐ 07 COMBINATION
☐ 80 OTHER

29. FLOOR FINISH

- ☒ 01 HARDWOOD
☐ 02 PINE
☐ 03 MIXED
☐ 04 SINGLE
☐ 05 COMPOS. TILE
☐ 06 PT. CARPET
☐ 07 PT. TILE
☐ 08 CERAMIC TILE
☐ 09 CON. SLAB
☐ 10 EARTH BSMT.

30. BASEMENT AREA QF

- ☐ 01 S.F. FINISH
☐ 02 S.F. LIVING
☐ 03 UNFINISHED
☐ 90 NO BSMT
☐ HEATED
☐ UNHEATED

31. HEATING SOURCE

- ☐ 01 ELECTRIC
☐ 02 GAS
☐ 03 OIL
☐ 04 COAL
☐ 05 SOLAR
☐ 90 NONE

32. HEAT SYS AREA QF

- ☐ 01 FLR/WALL
☐ 02 GRAVITY
☐ 03 FORCE AIR
☒ 04 HWBB
☐ 05 RADIATOR
☐ 06 ELEC. BB
☐ 07 RADIANT
☐ 08 HEAT PUMP
☐ 09 UNIT HEAT
☐ 90 NONE

33. ELECTRIC

- ☒ 01 ADEQUATE
☐ 02 LIMITED
☐ 90 NONE

34. AIR COND AREA QF

- ☒ 01 ALL SEP
☐ 02 ALL COMBO
☐ 03 ALL UNIT
☐ 04 PT SEP.
☐ 05 PT. COMBO
☐ 06 PT. UNIT
☐ 90 NONE

35. PLUMBING # QF

- ☐ 19 6F BATH
☐ 20 5F BATH
☐ DATA ENTER IN MISC.
☐ 01 4F BATH
☒ 02 3F BATH 2 KP
☐ 03 2F BATH
☐ 04 1F BATH
☐ 05 KITCH SINK
☐ 06 SOLAR HOT
☐ 07 LAUND TUB
☐ 08 WATERHTR
☐ 09 HOT-TUB
☐ 10 JACUZZI
☐ 90 NONE

36. FIREPLACE # QF

- ☐ 01 1STY STACK
☐ 02 1.5STY STACK
☐ 03 2STY STACK
☐ 04 SAME STACK
☐ 05 FREESTAND
☐ 06 HTLTR/FAN
☐ 07 WOODSTOVE
☐ 08 GAS FP
☒ 90 NONE

37. ATTIC & DORM AREA QF

- ☐ 02 FINISH ATTIC
☐ 03 DORMER1 (L)
☐ 04 DORMER2 (L)
☐ 05 UNFIN ATTIC
☒ 06 NO ATTIC
☐ HEATED
☐ UNHEATED

38. UNF. AREAS AREA QF

- ☐ 01 FULL STORY
☐ 02 HALF STORY

39. MISC. # QF

- ☐ 01 RANGE/OVEN
☐ 02 FREE RANGE
☐ 03 ELEC OVEN
☐ 04 DISHWASH
☐ 05 EXTRA KIT
☐ 06 MOD KIT
☐ 07 OLD KIT
☐ 08 CNTRL VAC
☐ 09 INTERCOM
☐ 10 SECURITY
☐ 11 SMOKE DET
☐ 12 EL OVHD DR
☐ 13 SPRINKLER
☐ 14 MOD BATH
☐ 15 OLD BATH
☐ 16 SAUNA
☐ 17 ELEVATOR
☐ 18 "W" BSMT
☐ 19 SEE 6F BATH
☐ 20 SEE 5F BATH
☐ 21 SEE TABLES

40. WRITE-INS VALUE QF

- ☐ 01
☐ 02

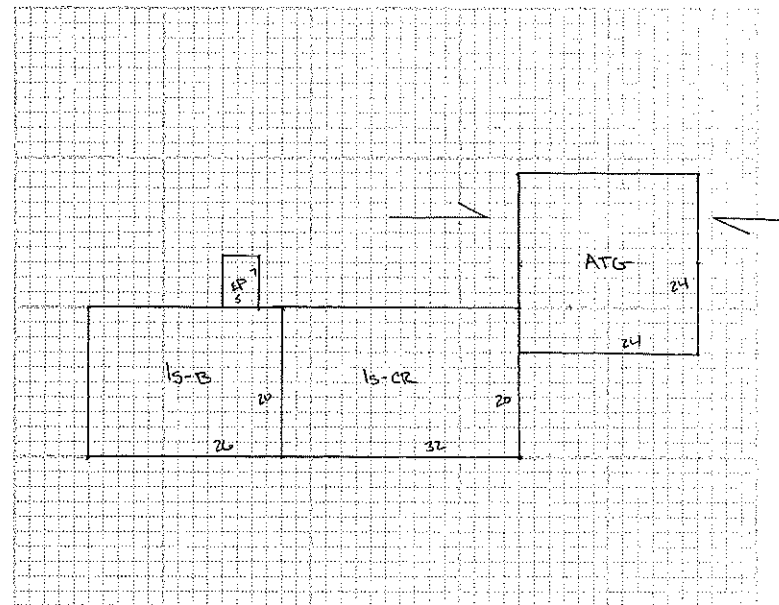
41. GARAGES #CARS

- ☐ 01 ATT GARAGE
☐ 02 BUILT IN
☐ 03 BSMT GARAGE

60. NET CONDITION

	CODE
01 INTERIOR FINISH	3
02 EXTERIOR FINISH	3
03 LAYOUT	3

1=EXC 4=FAIR
2=GOOD 5=POOR
3=AVG 6=CLAP



ATTACHED / Z'd ITEMS

ITEM	AREA	ITEM	AREA
01 WOOD DECK		07 ENCL. PORCH	
02 CONC PATIO		08 BSMT GARAGE	
03 FLAG PATIO		09 ATT GARAGE	
04 BRICK PATIO		10 ATT CARPORT	
05 OPEN PORCH		11 ATT CANOPY	
06 GLASS PORCH		12 OTHER:	

45. ROOM COUNT

	0	1	2	3
01 LIVING ROOM		1		
02 DINING ROOM		1		
03 KITCHEN		1		
04 BATH		3 1/2, 3 1/2		
05 BEDROOM		1 1/2		
06 REC ROOM				
07 DEN/OFFICE/OTHER				

BLOCK 828 LOT 10 QUAL

ADDL LOTS L11,12

VCS LPA

PROP LOC 1635 W. PRINCETON AV
TAX MAP
ZONING
PROP CLS 2
LAND DES 75X150
BLDG DES 1SF

COSTA, LEONARD & DONNA
1635 W. PRINCETON AVENUE
BRICK TOWN, N.J.

08724

SALE HIST
SALE DATE
SALE PRICE

CURRENT 1ST PREV 2ND PREV VAL IVAL

CURRENT ASSESSED - LAND VAL 11,650
IMPR VAL 18,200
TOTL VAL 29,850

50.00 NEIGHBORHOOD

✓ 01 TYPICAL
02 INFERIOR
03 SUPERIOR
04 STABLE
05 DECLINING
06 IMPROVING
07 RURAL
08 CROSSROADS
09 SUBURBAN
10 URBAN
11 SUBDIVISION
12 MIXED

51.00 VIEW

✓ 01 TYPICAL
02 DETRIMENTAL
03 ENHANCING
04 LAKE VIEW

52.00 UTILITIES

✓ 01 ALL
02 ELECTRIC
03 GAS
04 WATER
05 SEWER
06 WELL
07 SEPTIC
08 SUMP/SEW CONN
09 SUMP/NO SEW
90 NONE

53.00 INFO. BY

✓ 01 OWNER
02 SPOUSE
03 TENANT
04 AGENT
05 AT DOOR
06 REFUSED
07 ESTIMATED

54.00 ROAD

✓ 01 PAVED
02 GRAVEL
03 DIRT
04 PRIVATE
90 NONE

55.00 CURBING QF

01 YES
✓ 90 NONE

56.00 SIDEWALK QF

01 YES
✓ 90 NONE

62.00 LAND COND.

01 NO RIGHT TO BLDG
02 ALLEY SHAPE
03 FLAG LOT
04 SEVERE EASEMENTS
05 UNIMPV ROAD
06 SLOPE
07 LAND LOCKED
08 FLOOD PLAIN
09 SHARED DRIVEWAY
10 POOR LOCATION
11 TOPOGRAPHY
12 TRIANGLE
13 IRREGULAR
14
15

61.00 MARKET INFLUENCE

01 OVERBUILT
02 UNDERIMPROVED
03 POOR LAYOUT
04 NEXT COMM.
05 TRANSITIONAL
06 NO PARKING
07 POOR STYLE
08 NO GARAGE
09 INDUS. LOC.
10 POWER LINES
11 NO STR. LIGHT
12 INFERIOR SERV
13 SUPERIOR SERV
14 HEAVY TRAFFIC
15 LIGHT TRAFFIC
16 UNDERGRO UTIL
17 FUNC OBSOL
18 ECON OBSOL

63.00 LAND INFLUENCE

01 COMMERCIAL
02 VIEW
03 MISC.
04
05
06
07
08
09
10
11
12
13
14
15
16

15.00 ACCESSARY & FARM BUILDINGS

CODE	SIZE/AREA	QUALITY FACTOR	NET CONDITION	FIELD PRICE
01	24 X 24		40%	

CODE LEGEND:

01=DET. GARAGE	09=POOL VINYL	17=FARM SHED
02=DET. CARPORT	10=POOL ABV GRND	18=POLE BARN
03=SHED 1 STORY	11=C.C. PAVING	19=STABLE
04=SHED 1.5 STY	12=ASPHALT PAVING	20=POULTRY SHED
05=SHED 2 STORY	13=TENNIS COURT	21=SILO
06=FIN SHED 1STY	14=BARN	22=SMALL SHED
07=FIN SHED 1.5S	15=DAIRY BARN	23=
08=POOL GUNITE	16=BARN W/LOFT	24=

70.00 LAND SCHEDULE (FRONT FOOT METHOD)

	LAND ZONE	FRONT FOOTAGE	AVERAGE DEPTH	DEPTH TABLE	UNIT RATE	#62 ADJ. CODE	#62 ADJ. PCT.	#63 ADJ. CODE	#63 ADJ. PCT.
1		75	150						
2									
3									
4									

71.00 LAND SCHED (UNIT RATE METHOD)

	LAND ZONE	DESC CODE	NUMBER OF UNITS	UNIT RATE	#62 ADJ. CODE	#62 ADJ. PCT.	#63 ADJ. CODE	#63 ADJ. PCT.
1		01	1					
2								
3								
4								

80.00 WORK RECORD

	BY	DATE
MEAS.	CBH	3-19-91
LIST	LBH	7-19-91
PRICE	BR	6/22/91
REVIEW		

81.00 FIELD CALLS

	BY	DATE
#1	CBH	3-19-91
#2		
#3		
#4		

85.00 COMMENTS

01	BP + 1940-90 10/90 ADD
02	- SCHEDULED TO START IN SPRING
03	8/4/91 - Not started yet. KE
04	
05	
06	
07	
08	
09	

INSPECTION SIGNATURE

X Don J. Linta
DATE 3-19-91

