1339 PROCESS DATE 02/05/92

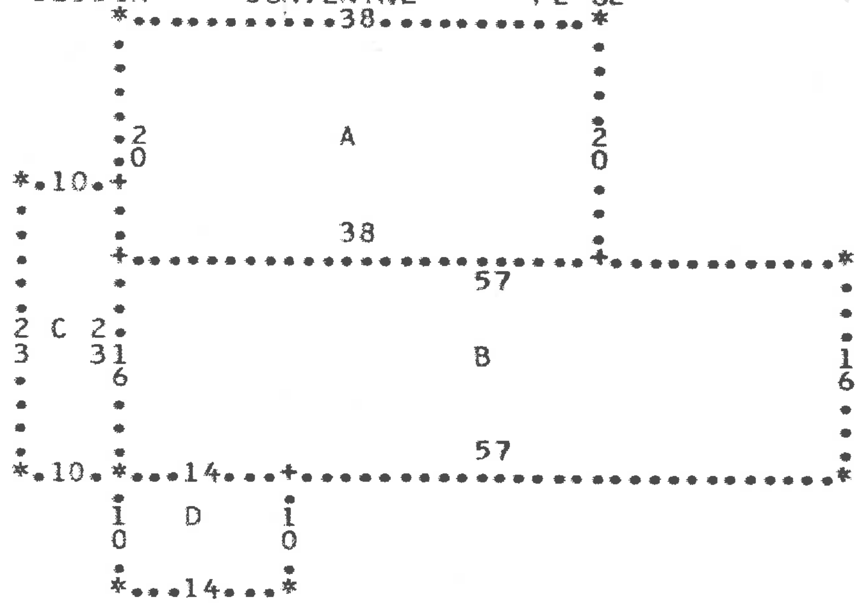
BLK 13 20 ALSTON COURT ~~LORICK, ROBERT BRUCE & JOY ING~~
LOT 29 LOT 29.01R

CARD 01 OF 01 VCS= S34 PROP CLS= 2 ZONING= TAX MAP= 04

BLDG CLS= 19 ONE FAMILY
YR BUILT= 1891/1955
EXT. FIN= WOOD SIDNG

INTER NORMAL
EXTER NORMAL
LAYOT NORMAL

DESIGN = CONVENTNL F2 G2



---- BUILDING CALCULATIONS ----				
DESCRIPT	UNITS	RATE	QFAC	VALUE
MAIN BUILDING CALCULATIONS				
FIRST FLR	2042	19.40	1.62	64168
UPPER FLR	2006	12.33	1.62	40084
HALF STORY	1672	7.19	1.62	19487
** TOTAL MAIN BUILDING VALUE				123737
ATTACHED ITEM CALCULATIONS				
DECK/PATIO	60	4.10	1.30	320
GLAZ PORCH	830	6.55	1.30	7071
BI GLAZ PR	230	8.99-	1.62	3350-
OPEN PORCH	615	3.80	1.30	3037
** TOTAL ATTACHED ITEM VALUE				7077
ADD / DEDUCT CALCULATIONS				
BASEMENT	1812	3.54	1.44	9228
RADIATORS	5386	1.34	1.30	9403
3FIX BATH	3	855.00	1.30	3335
2STY FP	1	1600	1.45	2320
** TOTAL ADD/DEDUCT VALUE				24284
REPLACEMENT COST (1975)				155098
COST CONVERSION FACTOR				2.30
REPLACEMENT COST NEW				356725
NET CONDITION (1955)				.540
MARKET ADJUSTMENT				1.00
APPRAISED BLDG. VALUE				192632
ACCESS/FARM BUILDINGS				0
TOTAL IMPROVEMENT VALUE				192600

MAIN BUILDING AREAS

DESCRIPT.		BSMT	FRST	UPPR	HALF	ATTC
A	2.5S-B	760	760	760	760	
B	2.5S-B	912	912	912	912	
C	2S-BIGP		230	230		
D	1S-B	140	140			
Z	2SOV			104		
	TOTAL	1812	2042	2006	1672	

*TOTAL SQFT LIVING AREA = 4884

ATTACHED ITEM AREAS

DESCRIPT.		AREA
Z	DECK/PATIO	60
Z	GLAZ PORCH	830
C	BI GLAZ PR	230
Z	OPEN PORCH	615

**** LAND CALCULATIONS ****

FRNT FOOT	AVER DPTH	DPTH FAC.	NO OF UNITS	UNIT RATE	---ADJUSTMENT--- INFL(+)	COND(-)	VALUE
162	331	1.42	230.04	900		13 .25	155277
SITE VALUE			1	180000		13 .25	135000
* TOTAL LAND VALUE							290277

---MARKET---
INFLUENCES

--- FINAL VALUATION SUMMARY ---

LAND	IMPROVEMENT	TOTAL
290,300	192,600	482,900

~~Stracker, James E. & Elna M.~~

D.D 7/15/92 S.P $725,000

D.B 5154 D.P. 655

Stracker, Elna

D.D. 11/1/93 S.P#1.

D.B 5273 D.P 505

TOWNNAME: RED BANK
BLOCK: 00013
LOT: 00029
QUALIFIER:

OWNERNAME: LORICK, ROBERT BRUCE & JOY
ADDRESS: 20 ALSTON COURT
RED BANK, N J
LOCATION: 20 ALSTON COURT

APPRAISAL CO.: REALTY APPRAISAL CO.
REVALDATE: 10-01-88 MAP PAGE. 04
L 195,800 B 88,800 T 284,600
SEQ NO. 321 PROPERTY CLASS 2

RESIDENTIAL DESCRIPTION

RESIDENCE CLASS 19 NO. UNIT 1
NO. STORIES 2.5 NO. ROOMS 14
NO. BEDROOMS 6 AGE 98
ROW/END TOWNHOUSE NO CONDITION NORMAL

EFFECTIVE AGE IN YEARS 40

FUNC. OBSOL. % OVER IMPROVED %
ECON. OBSOL. % UNDER IMPROVED %
REASON
FINAL NET CONDITION .57 %

ROOF

TYPE: GABLE PITCH: NORMAL MATERIAL: SHINGLE

BASEMENT

FOUNDATION TYPE: CON. BLOCK

BASEMENT:	QL	AREA	RATE	Q/F	COST
UNFINISHED	19	1812	3.53	1.44	9,210
FINISHED					
TOTAL BASEMENT COST					9,210

STRUCTURE

STYLE: OLD STYLE
CONVERSION: NONE
EXT. WALL: FRAME

	AREA	RATE	W/F	COST
GROUND FLOOR	2042	31.42	1.00	64,159
UPPER FLOOR	2006	19.98	1.00	40,079
HALF STORIES	1672	11.65	1.00	19,478
STRUCTURE BASE COST				123,716
ROW/END UNIT FACTOR				1.00
TOTAL BASE COST				123,716

BASE COST ADJUSTMENTS

	AREA	RATE	Q/F	COST
BRICK FACING(+)				
STONE FACING(+)				
UNF. STORIES(-)	230	8.99	1.62	3,349
UNF. 1/2 STORY(-)				
CONCRETE SLAB(-)				
CONVERSION				
TOTAL ADJUSTMENTS				-3,349

TOTAL ADJUSTED BASE STRUCTURE COST 120,367

HEATING & COOLING

SOURCE: OIL
HEAT SYS.: HOT WATER/STEAM
A/C: NONE

	QL	AREA	RATE	Q/F	COST
HEATING	19	5490	1.34	1.30	9,563
COOLING					
TOTAL HEAT & COOL COSTS					9,563

PLUMBING

	NO.	RATE	Q/F	COST
4 FIXTURES				
3 FIXTURES	4	855	1.30	4,446
2 FIXTURES				
1 FIXTURE				

TOTAL PLUMBING 4,446
LESS ALLOWANCE 1,111
NET PLUMBING COST 3,335

FIREPLACES

TYPE:	NO.	RATE	Q/F	COST
2 STORY STACK	1	1600	1.45	2,320
TOTAL FIREPLACE COST				2,320

ATTIC/DORMERS

ATTIC FINISH: 0 %

	QL	AREA	RATE	Q/F	COST
ATTIC					
TOTAL ATTIC/DORMER COST					

PORCHES, DECKS, PATIOS

	QL	AREA	RATE	Q/F	COST
DECK/PATIO	18	60	2.78	1.30	217
OPEN PORCH	18	615	3.79	1.30	3,030
GLAZED PORCH	18	1060	6.50	1.30	8,957
ENCLOSED PORCH					
TOTAL PCH, DK, PATIO, COST					12,204

NOTES

BATH 0 4 0 KITCHEN 0 1 0

GARAGES, CARPORTS & CANOPYS

	QL	AREA	RATE	Q/F	COST
BSMT. GARAGE					
ATT. GARAGE					
CARPORT	19	273	2.38	1.13	734
CANOPY					
TOTAL GARAGE CARPORT CANOPY COST					734

OTHER PRINCIPAL STRUCTURES

TYPE:	AREA	RATE	NET COND.	VALUE
DET GAR				
POOL				
SHED				
ATT. GA.				
TOTAL OTHER STRUCTURES				

ASSESSMENT SUMMARY

TOTAL BASEMENT COST	9,210
TOTAL ADJ. BASE COST	120,367
TOTAL HT & COOL COST	9,563
NET PLUMBING COST	3,335
TOTAL FIREPLACE COST	2,320
TOTAL ATTIC/DORMER	
TOTAL PCH, DK, PATIO	12,204
TOTAL GAR, CPT, CAN.	734
TOTAL B/I APP. COST	

TOTAL BASE REPLACEMENT	157,733
COST CONVERSION FACTOR	2.58
REPLACEMENT COST NEW	406,951
FINAL NET CONDITION	.57
STRUCTURE APPRAISED VALUE	231,962
OTHER PRINCIPAL STR	

TOTAL BLDG. APPRAISED VALUE	~~232,000~~	185,000
TOTAL LAND VALUE	~~625,700~~	590,000
TOTAL APPRAISED VALUE	857,700	

MC TB Judgement 775,000

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