

BLOCK: 646.09 LOT: 1 QUAL: CLASS: 4B
LOCATION: 589 Mantoloking Rd.

OWNER: Downs, Darren M & Suzanne
ADDRESS: 589 Mantoloking Rd
CITY, STATE, ZIP: Brick Nj, 08723

LOT SIZE: 0.65 ZONE: B2

YEAR BUILT: **MAP: 37.20**

[illegible]

3,258

3,258

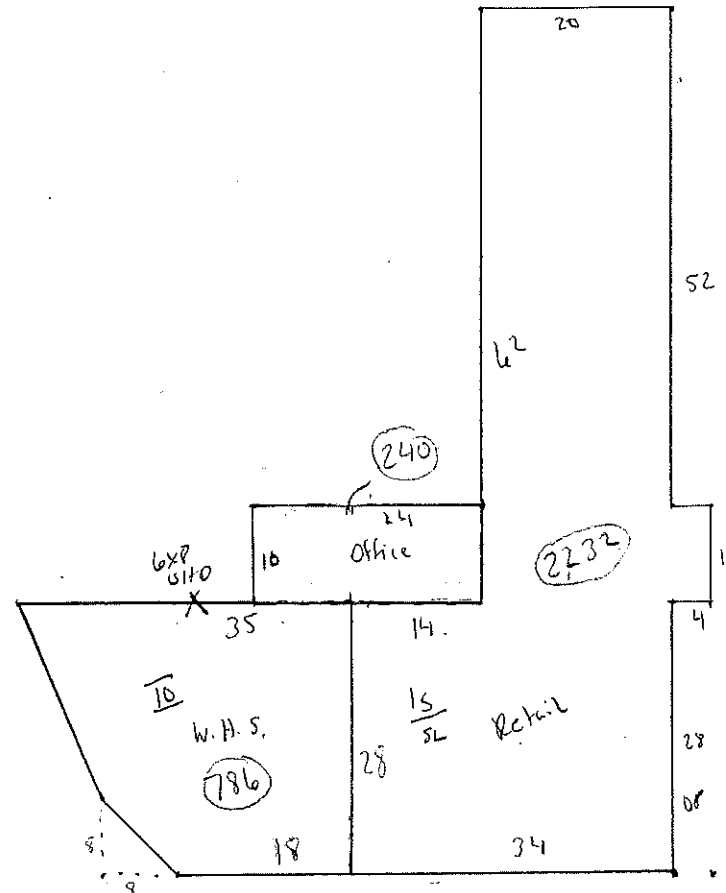
WALL RATIO:

AVERAGE STORY HEIGHT:

Downs Floor Covering
Avg Cond, Drop Ceiling
FA/CA, Dry wall, mixed
Flooring 2472 sq

W.H.S. Vinyl Floor
As best, worn cond. 78L 17

1SB 3148



PHOTOGRAPH				Commercial - Industrial Field Form FOR USE WITH MARSHALL & SWIFT COMPUTERIZED SERVICE											
				1. COST ESTIMATE FOR:						COST REFINEMENTS		AREA			
				2. PROPERTY OWNER:						MEZZANNES					
				3. BLOCK 646.09		LOT: 1		ADDRESS:		MZM: DISPLAY					
				4. CARD: 1		OF: 1		17. EXTERIOR WALLS (Cont.)		MZB: OFFICE					
				5. INSPECTED BY:						PRE-ENGINEERED WALLS		MZC: STORAGE			
				6. DATE INSPECTED 3-12-09						51. STEEL - 2 SIDES		54. ASB. 2 SIDES		MZD: OPEN	
				7. INTERIOR: ☒						52. ALUM. - 2 SIDES		55. STEEL/GYP. BD.		BALCONIES AREA	
				8. CONSTRUCTION CLASS:						53. GLASS/METAL		BCA: APARTMENT EXTERIOR			
				A. FIREPROOF STRUCTURAL STEEL FR.						WOOD or STEEL SKELTON FRAMES		BCD: AUDITORIUM			
				B. REINFORCED CONCRETE FRAME						42. ALUM. COVER		46. TRANSITE		BCC: CHURCH	
☒ C. MASONRY BEARING WALLS						44. CORR./STEEL FR.		47. SIDING		BCT: THEATER					
D. WOOD OR STEEL FRAMED EXT. WALL						45. CORR./WOOD FR.		48. SHEATHING+		DOCKS AREA					
E. METAL FRAME AND WALLS						18. HEATING, COOLING & VENTILATION						DLR: LOADING WITH ROOF			
9. LOCAL MULTIPLIER OR ZIP:						1. ELECTRIC		12. STEAM w/BOILER		DLW: LOADING WITHOUT ROOF					
10. COST RANK						2. ELEC. WALL Hrs.		13. STEAM-No BOILER		DOS: SHIPPING					
1. LOW						3. ABOVE AVG.		3. FORCED AIR		14. A/C-HOT/CHWAT. DOF: DOCK HEIGHT FLOORS					
☒ 2. AVERAGE						4. HIGH		4. FLOOR FURNACE		15. A/C-WARM/COOL PARKING LOTS AREA					
11. TOTAL FLOOR AREA:						5. STEAM Radiators		☒ 16. Pkg HEAT & COOL		PAS: ASPHALT PARKING 3400					
12. SHAPE OR PERIMETER						6. GRAVITY FURN.		17. HEAT PUMP		PCO: CONCRETE PAVING					
1. APPROX. Square ☒ 3. IRREGULAR						7. HEATERS, Vented		18. EVAP. COOLING		LIG: LIGHTING - AREA SERVED					
2. SLIGHTLY IRR.						4. VERY IRR.		8. HOT WATER		BUM: PARKING BUMPERS - LIN. FT.					
13. NUMBER OF STORIES: 1						9. H.W. - RADIANT		20. VENTILATION		BANK ACCESSORIES AREA					
14. AVG. STORY HEIGHT: 10						10. SPACE HEAT, GAS		21. WALL FURNACE		MONEY VAULT					
15. EFFECTIVE AGE: 10						11. SPACE Heat Steam				STORAGE VAULT					
16. CONDITION						19. ELEVATORS YES NO				ATM (DRIVE UP / WALK UP)					
1. WORN OUT						4. GOOD		PASSENGER FREIGHT FLOORS:		PNEUMATIC TUBE SYSTEM					
2. BADLY WORN						5. VERY GOOD		20. SPRINKLERS DRY WET		SERVICE STATION AREA					
☒ 3. AVERAGE						6. EXCELLANT		Sq. Ft. Area Served		CANOPY					
17. EXTERIOR WALL						24. BASEMENT				CAR LIFTS					
PUBLIC WATER ☒ PRIVATE WELL						MASONRY WALL		1. UNFINISHED		GAS PUMPS					
CURBS						PAVED ROAD ☒		1. ADOBE BRICK		8. CONC., TILT-UP		2. FINISHED		ISLAND	
UNPAVED ROAD						SIDEWALK		2. BRICK, CB Back-up		9. STONE VENEER		3. PARKING		UNDERGROUND TANKS	
PUBLIC SEWER ☒ SEPTIC TANK								3. BRICK, COMMON		10. STONE, RUB.		4. STORAGE		KIOSKS	
ELECTRIC ☒ GAS ☒								4. BRICK, CAVITY		11. PILASTER +		5. UTILITY		ACCESSORY IMPROVEMENTS	
LANDSCAPING						5. FACE BRICK		12. BOND BEAMS +		6. RESIDENT UNITS					
GOOD						AVG.		☒ FAIR		6. CONC. BLOCK		13. INSULATION +		7. DISPLAY	
						7. CONC., REINFOR.		14. STONE FACE +		8. OFFICE					
PROPERTY USE: Retail Store						CURTAIN WALLS				ROOF TYPE					
						14. CONC., PRECAST		19. STONE PANELS		A. HIP		D. GABLE			
PERCENTAGE BREAKDOWN:						15. CONC./GLASS Pan.		20. STEEL STUDS/ST.		B. MANSARD		☒ E. FLAT			
						16. METAL/GLASS Pan.		21. TILE, CLAY		C. GAMBREL					
TENANT INFORMATION						17. STAIN. Steel/Glass		22. FACING TILE+		ROOF COVER					
NAME:						LOCATION:		23. BRONZE + GLASS		A. ASHP. SHINGLES		☒ E. SLATE		NOTES:	
								WOOD or STEEL FRAMED WALLS		B. WOOD SHINGLES		☒ F. ROLL			
								23. ALUM. SIDING		33. FACE BR. VEN.		C. COMP SHINGLES		G. TAR & GRAVEL	
								24. ASBESTOS Siding		34. STONE VENEER		D. ASBES. SHINGLES			
								25. ASBESTOS Shingles		35. USED BRICK Ven.		PLUMBING			
								26. SHINGLES		☒ 36. SIDING, Vinyl		A. 3 FIXT BATH		E. STALL SHOWER	
								27. SHAKES		37. SIDING, Hardboard		B. 2 FIXT BATH		F. URINAL	
								☒ 28. STUCCO on Wire		38. SIDING, Plywood		C. SINK		G. SLOP SINK	
								29. STUCCO on Sheath.		39. BOARD/BATTEN		D. TOILET			
								30. WOOD SIDING		40. LOG, RUSTIC					
								31. WD. SIDING ON SH		41. GLASS WALL					

PROP LOC 589 MANTOLOKING RD.
TAX MAP
ZONING
PROP CLS 4B
LAND DES .6548AC
BLDG DES 1SB

EL EES CORPORATION
55 BAY HARBOR PLAZA
BRICK TOWN, N.J.
08723
CURRENT ASSESSED - LAND VAL 24,250
IMPR VAL 45,250
TOTL VAL 69,500

SALE HIST
SALE DATE
SALE PRICE

CURRENT 1ST PREV 2ND PREV
VAL IVAL

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 QF

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 RGT TO BLDG
02 ALLEY SHAPE
03 FLAG LOT
04 SEVERE EASEMNTS
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
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		#63	
						ADJ. CODE	ADJ. PCT.	ADJ. CODE	ADJ. PCT.
1		151	168						
2									
3									
4									

71.00 LAND SCHED (UNIT RATE METHOD)

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

80.00 WORK RECORD

	BY	DATE
MEAS.	DPM	4-11-91
LIST	ST	7-30-91
PRICE		
REVIEW		

85.00 COMMENTS

01 WINDOWS BOARDED UP

02 APPEARS TO BE A VACANT WHSE.

03 FOR SALE, CROSS BONDS 244-4900

04 ID CHG for 04 due to sug

05 of Adj. property

06

07

08

09

81.00 FIELD CALLS

	BY	DATE
#1	DPM	4-11-91
#2		
#3		
#4		

INSPECTION SIGNATURE

DATE

CARP REV. 7/01/85

21.00 TYPE + USE	25.00 ROOF MATERIAL	30.00 BASEMENT AREA QF	36.00 FIREPLACE NO. QF
___ 10 ONE FAMILY	___ 01 BUILT-UP	___ 01 SF FINISH	___ 01 1 STORY
___ 20 DUPLEX	___ 02 METAL	___ 02 SF LIVING	___ 02 1½ STORY
___ 30 ROW/TOWNHOUSE	___ 03 ROLL	___ 90 NONE	___ 03 2 STORY
___ 31 END ROW/TOWN	___ 04 ASPHALT SHINGLE	31.00 HEATING SOURCE	___ 04 SAME STACK
___ 42 MULTIFAMILY 2	___ 05 SLATE	___ 01 ELECTRIC	___ 05 FREESTNDING
___ 43 MULTIFAMILY 3	___ 06 TILE	___ 02 GAS	___ 06 HEATLTOR+FAN
___ 44 MULTIFAMILY 4	___ 07 WOOD SHINGLE	___ 03 OIL	___ 90 NONE
___ 51 CONVERSION 1	___ 80 OTHER	___ 04 COAL	37.00 ATTIC + DORM. AREA QF
___ 52 CONVERSION 2	26.00 EXT. FIN. AREA QF	___ 05 SOLAR	___ 02 FINISH ATTC
___ 53 CONVERSION 3	___ 01 WOOD SIDING	___ 90 NONE	___ 03 DORMER1 (L)
___ 54 CONVERSION 4	___ 02 WOOD SHINGLE	32.00 HEAT SYS. AREA QF	___ 04 DORMER2 (L)
___ 55 CONVERSION 5	___ 03 ALUM/VINYL	___ 01 FLOOR/WALL	38.00 UNF. AREAS AREA QF
___ 60 CONDOMINIUM	___ 04 ASBESTOS	___ 02 AIR GRVTY	___ 01 FULL STORY
	___ 05 STUCCO	___ 03 FORCED AIR	___ 02 HALF STORY
22.00 STORY HEIGHT	___ 06 CINDERBLK	___ 04 HOTWTR BB	39.00 MISCELLANEOUS NO. QF
___ 01 1 STORY	___ 07 PLYWOOD PNL	___ 05 WATER RAD	___ 01 RANGE/OVEN
___ 02 1 STORY W/ATT	___ 08 ALL BRICK	___ 06 ELEC. BB	___ 02 FREESTND RANGE
___ 03 1½ STORY	___ 09 ALL STONE	___ 07 RADNT ELEC	___ 03 ELECTRNIC OVEN
___ 04 2 STORY	___ 10 PT. BRICK	___ 08 HEAT PUMP	___ 04 DISHWASHER
___ 05 2 STORY W/ATT	___ 11 PT. STONE	___ 09 UNIT HEATR	___ 05 EXTRA KITCHEN
___ 06 2½ STORY	___ 80 OTHER	___ 90 NONE	___ 06 MODERN KITCHEN
___ 07 3 STORY	27.00 FOUNDATION	33.00 ELECTRIC	___ 07 OLD FASH KIT
___ 08 3 STORY W/ATT	___ 01 PILING	___ 01 ADEQUATE	___ 08 CENTRAL VACUUM
___ 09 3½ STORY	___ 02 BLOCK/CONCRETE	___ 02 LIMITED	___ 09 INTERCOM
	___ 03 BRICK	___ 90 NONE	___ 10 SECURITY SYS
23.00 DESIGN + STYLE	___ 04 STONE	34.00 AIR COND. AREA QF	___ 11 SMOKE DETECT
___ 01 CONVENTIONAL	___ 05 POST/PIER	___ 01 ALL SEPARATE	___ 12 ELEC OVHD DOOR
___ 02 COLONIAL	___ 06 CONCRETE SLAB	___ 02 ALL COMBINE	___ 13 SPRINKLER
___ 03 RANCH	28.00 INTERIOR FINISH	___ 03 ALL UNIT	___ 14
___ 04 RAISED RANCH	___ 01 DRYWALL	___ 04 PT. SEPRT	___ 15
___ 05 CAPE	___ 02 PLASTER	___ 05 PT. COMB	___ 16
___ 06 SPLIT LEVEL	___ 03 KNOTTY PINE	___ 06 PT. UNIT	
___ 07 BI-LEVEL	___ 04 WOOD PANEL	___ 90 NONE	40.00 WRITE-INS VALUE QF
___ 08 CONTEMPORARY	___ 05 WALL BOARD	35.00 PLUMBING NO. QF	___ 01
___ 09 COTTAGE	___ 06 PAINTED C.B.	___ 01 4FIX BATH	___ 02
___ 10 OLD STYLE	29.00 FLOOR FINISH	___ 02 3FIX BATH	
___ 80 OTHER	___ 01 HARDWOOD	___ 03 2FIX BATH	41.00 GARAGES NO CARS
24.00 ROOF TYPE	___ 02 PINE	___ 04 1FIX BATH	___ 01 ATTC GAR
___ 01 FLAT/SHED	___ 03 MIXED	___ 05 KITCH SINK	___ 02 BUILT IN
___ 02 GABLE	___ 04 SINGLE	___ 06 SOLAR HOT	___ 03 BASM GAR
___ 03 GAMBREL	___ 05 COMPOS. TILE	___ 07 LAUNDRY TB	
___ 04 HIP	___ 06 PART CARPET	___ 08 WATER HTR	
___ 05 MANSARD	___ 07 PART TILE	___ 09 HOT TUB	
___ 06 CONTEMPORARY	___ 08 CERAMIC TILE	___ 10 JACUZZI	
___ 80 OTHER	___ 09 CONCRETE SLAB	___ 90 NONE	
	___ 10 EARTH BASEMENT		

BLOCK

LOT

QUAL

CARD

OF

V.C.S.

BLDG. CLASS

PROP. CLASS

YEAR BUILT

BUILDING SKETCH

(1 SQUARE EQUALS)

45.00 ROOM CNT.

01 LIVING RM

02 DINING RM

03 KITCHEN

04 BATH

05 BEDROOM

06 REC. ROOM

07 DEN/OFFICE

60.00 NET CONDITION

01 INTERIOR FINISH

02 EXTERIOR FINISH

03 LAYOUT

CODES:

1=EXCEL

2=GOOD

3=FAIR

4=POOR

5=DLAP

01.00 FLOOR DIMENSIONS

SEG

STYS

DESC

BSMT

FRST

UPPR

HALF

ATTC

65.00 CAPITAL IMPROVEMENTS

CODE

DATE

COST

CAPITAL IMPROVE CODES.

01=KITCHEN

02=PLUMBING

03=HEATING

04=ATTIC

05=BASEMENT

06=ADDITION

11.00 ATTACHED ITEMS

CODE

SEG

AREA

ATTACH CODE LEGEND