

ADDL LOTS LB

SALE HIST	CURRENT	1ST PREV	2ND PREV	VAL	IVAL
SALE DATE					
SALE PRICE					

CURRENT ASSESSED	- LAND VAL	987,000
	IMPR VAL	822,800
	TOTL VAL	1,809,800

54. ROAD QF

☒ 01 PAVED	_____
☐ 02 GRAVEL	_____
☐ 03 DIRT	_____
☐ 04 PRIVATE	_____
☐ 05 NONE	_____
55. CURBING	QF
☒ 01 YES	_____
☐ 90 NONE	_____
56. SIDEWALK	QF
☐ 01 YES	_____
☐ 90 NONE	_____

CARD / OF /

CALLBACK / APPT INFO:

80. WORK RECORD

81. FIELD CALLS

51. VIEW

☒ 01 TYPICAL
☐ 02 DETRIMENTAL
☐ 03 ENHANCING
☐ 04 LAKE VIEW
☐ 05 OCEAN VIEW
☐ 06 BAY VIEW

52. 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. INFO BY

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

61. MANUAL LAND ADJ's
SEE CAT. 62 & 63 FOR CODES

62. NEG. LAND ADJUSTMENTS

_____ 01 NO RIGHT TO BUILD
_____ 02 LAND LOCKED
_____ 03 UNDERSIZED
_____ 04 SIZE
_____ 05 USE
_____ 06 VACANCY
_____ 07 UNIMPROVED ROAD
_____ 08 ACCESS
_____ 09 FLAG LOT
_____ 10 SHARED DRIVEWAY

63. POS. LAND ADJUSTMENTS

_____ 50 CUL DE SAC
 _____ 51 LOCATION
 _____ 52 RESIDENTIAL OFFICE
 _____ 53 COMMERCIAL USE
 _____ 54 SIZE
 _____ 55 VIEW - PARTIAL
 _____ 56 VIEW - GOOD
 _____ 57 VIEW - EXCELLENT
 _____ 58 OCEAN FRONT
 _____ 59 OCEAN VIEW - PARTIAL
 _____ 60 OCEAN VIEW - GOOD
 _____ 61 OCEAN VIEW - EXCELLENT

_____ 11 IRR SHAPE
 _____ 12 FLOOD PLAIN/WET
 _____ 13 EASEMENT
 _____ 14 EASEMENT - SEVERE
 _____ 15 TOPOGRAPHY - MODERATE
 _____ 16 TOPOGRAPHY - STEEP
 _____ 17 TOPOGRAPHY - SEVERE
 _____ 18 ECONOMIC 1
 _____ 19 ECONOMIC 2
 _____ 20 ECONOMIC 3

____ 62 BAY FRONT
 ____ 63 BAY VIEW - PARTIAL
 ____ 64 BAY VIEW - GOOD
 ____ 65 BAY VIEW - EXCELLENT
 ____ 66 LAKE FRONT
 ____ 67 LAKE VIEW - PARTIAL
 ____ 68 LAKE VIEW - GOOD
 ____ 69 LAKE VIEW - EXCELLENT
 ____ 70 LAGOON
 ____ 71 RIPARIAN RIGHTS
 OTHER: SEE TABLES
 99 MISC.

☐ 21 POOR LOCATION
☐ 22 MINOR TRAFFIC
☐ 23 MODERATE TRAFFIC
☐ 24 HEAVY TRAFFIC
☐ 25 POWERLINES
☐ 26 POWERLINE STANTION
☐ 27 NO ONSITE PARKING
☐ 28 NO RIPARIAN RIGHTS
 OTHER: SEE TABLES
 99 MISC

64. MKT ADJUSTS

____ 01 FUNCT. OBSOL.
 ____ 02 ECOC. OBSOL.
 ____ 03 OVERIMPROVEMENT
 ____ 04 NO GARAGE
 ____ 05 RAILROAD BR's
 ____ 06 2BR HOUSE
 ____ 07 1BR HOUSE
 ____ 08 STYLE
 ____ 09 SIZE
 ____ 10 PARTIAL
 OTHER: SEE TABLES
 99 MISC.

15. ACCESSORIES & FARM BUILDINGS:

CODE	SIZE/AREA	QUAL. FACTOR	NET CONDITION	FIELD PRICE
13	120 x 60	UTILITY BARN - GOLF CLOSETS, ETC.	AVB	
12	4,000 sq	PARKING	AVB	
(includes former Lot 5)				

CODE LEGEND:

01 = DET. GARAGE
02 = DET. CARPORT/CANOPY
03 = SHED 1 STORY
04 = SHED 1.5 STORY
05 = SHED 2 STORY
06 = FIN SHED 1 STORY
07 = FIN SHED 1.5 STORY
08 = POOL GUNITE
09 = POOL VINYL
10 = POOL ABOVE GND-N.V.
11 = CC PAVING
12 = ASPHALT PAVING
13 = TENNIS COURT

14 = BARN
15 = DAIRY BARN
16 = BARN W/ LOFT
17 = FARM SHED
18 = POLE BARN
19 = STABLE
20 = POULTRY SHED - N.V.
21 = SILO - N.V.
22 = SMALL SHED
23 = DET. WOOD DECK
24 = CONCRETE PATIO
25 = STONE PATIO
26 = BRICK PATIO

27 = SPA/HOT TUB
28 = DET GARAGE 1.5 STORY
29 = DET GARAGE 2 STORY
30 = INDOOR RIDING ARENA
31 = POOL HOUSE
32 = POOL HOUSE W/ BATH
33 = DOCK
34 = BOATHOUSE
35 = BULKHEAD WOOD
36 = BULKHEAD CONCRETE
37 = GAZEBO
38 = OTHER

85. COMMENTS

INSPECTION SIGNATURE

DATE _____

AS
APPRAISAL SYSTEMS, INC.
REAL ESTATE APPRAISAL SERVICES

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

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

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.

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

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

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

01 ALL SEP

02 ALL COMBO

03 ALL UNIT

04 PT SEP.

05 PT. COMBO

06 PT. UNIT

90 NONE

35. PLUMBING

19 6F BATH

20 5F BATH

DATA ENTER IN MISC.

01 4F BATH

02 3F BATH

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

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

02 FINISH ATTIC

03 DORMER1 (L)

04 DORMER2 (L)

05 UNFIN ATTIC

06 NO ATTIC

HEATED

UNHEATED

38. UNF. AREAS

01 FULL STORY

02 HALF STORY

39. MISC.

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 1/2" BSMT

19 SEE 6F BATH

20 SEE 5F BATH

21 SEE TABLES

40. WRITE-INS

01

02

41. GARAGES

01 ATT GARAGE

02 BUILT IN

03 BSMT GARAGE

60. NET CONDITION

01 INTERIOR FINISH

02 EXTERIOR FINISH

03 LAYOUT

CODES: 1=EXC 4=FAIR 2=GOOD 5=POOR 3=AVG 6=DLAP

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				
02 DINING ROOM				
03 KITCHEN				
04 BATH				
05 BEDROOM				
06 REC ROOM				
07 DEN/OFFICE/OTHER				

BLOCK 702 LOT 5
PROP LOC 301 CHAMBERS BRIDGE RD.
TAX MAP
ZONING
PROP CLS 15C
LAND DES 52.80 AC.
BLDG DES FORGE POND PARK

COUNTY OF OCEAN
COURT HOUSE
TOMS RIVER, N.J.

08754

CURRENT ASSESSED - LAND VAL 273,250
IMPR VAL
TOTL VAL 273,250

SALE HIST
SALE DATE
SALE PRICE

CURRENT 1ST PREV 2ND PREV VAL IVAL

VCS RNV

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
- 09 NONE

53.00 INFO. BY

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

54.00 ROAD QF

- ✓ 01 PAVED
- 02 GRAVEL
- 03 DIRT
- 04 PRIVATE
- 09 NONE

55.00 CURBING QF

- ✓ 01 YES
- 09 NONE

56.00 SIDEWALK QF

- ✓ 01 YES
- 09 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
- 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 UNDERGRD 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									
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		05	100					
2		07	100					
3		08	50.80					
4								

80.00 WORK RECORD

	BY	DATE
MEAS.	BP	4/23/91
LIST	BA	4/23/91
PRICE		
REVIEW		

81.00 FIELD CALLS

	BY	DATE
#1	BP	4/23/91
#2		
#3		
#4		

85.00 COMMENTS

01	C/O may 1990 Cert # 2255
02	Golf Pro Shop 2242
03	Cart Service Bldg 3473
04	golf pro fab.
05	
06	
07	
08	
09	

INSPECTION SIGNATURE

DATE

21.00	TYPE + USE
_____ 10	ONE FAMILY
_____ 20	DUPLEX
_____ 30	ROW/TOWNHOUSE
_____ 31	END ROW/TOWN
_____ 42	MULTIFAMILY 2
_____ 43	MULTIFAMILY 3
_____ 44	MULTIFAMILY 4
_____ 51	CONVERSION 1
_____ 52	CONVERSION 2
_____ 53	CONVERSION 3
_____ 54	CONVERSION 4
_____ 55	CONVERSION 5
_____ 60	CONDOMINIUM

22.00	STORY HEIGHT
_____ 01	1 STORY
_____ 02	1 STORY W/ATT
_____ 03	1½ STORY
_____ 04	2 STORY
_____ 05	2 STORY W/ATT
_____ 06	2½ STORY
_____ 07	3 STORY
_____ 08	3 STORY W/ATT
_____ 09	3½ STORY

23.00 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

_____ 80 OTHER

24.00 ROOF TYPE

_____ 01	FLAT/SHED
_____ 02	GABLE
_____ 03	GAMBREL
_____ 04	HIP
_____ 05	MANSARD
_____ 06	CONTEMPORARY
_____ 80	OTHER

25.00 ROOF MATERIAL		
_____ 01	BUILT-UP	
_____ 02	METAL	
_____ 03	ROLL	
_____ 04	ASPHALT SHINGLE	
_____ 05	SLATE	
_____ 06	TILE	
_____ 07	WOOD SHINGLE	
_____ 80	OTHER	
26.00	EXT. FIN.	AREA

_____ 01 WOOD SIDING _____
 _____ 02 WOOD SHINGLE _____
 _____ 03 ALUM/VINYL _____
 _____ 04 ASBESTOS _____
 _____ 05 STUCCO _____
 _____ 06 CINDERBLK _____
 _____ 07 PLYWOOD PNL _____
 _____ 08 ALL BRICK _____
 _____ 09 ALL STONE _____
 _____ 10 PT. BRICK _____
 _____ 11 PT. STONE _____
 _____ 80 OTHER _____

27.00 FOUNDATION

_____ 01 PILING

_____ 02 BLOCK/CONCRETE

_____ 03 BRICK

_____ 04 STONE

_____ 05 POST/PIER

_____ 06 CONCRETE SLAB.

28.00 INTERIOR FINISH

_____ 01 DRYWALL

_____ 02 PLASTER

_____ 03 KNOTTY PINE

_____ 04 WOOD PANEL

_____ 05 WALL BOARD

_____ 06 PAINTED C.B.

29.00 FLOOR FINISH

_____ 01 HARDWOOD

_____ 02 PINE

_____ 03 MIXED

_____ 04 SINGLE

_____ 05 COMPOS. TILE

_____ 06 PART CARPET

_____ 07 PART TILE

_____ 08 CERAMIC TILE

_____ 09 CONCRETE SLAB

_____ 10 EARTH BASEMENT

30.00 BASEMENT	AREA	QTY
01 SF FINISH	_____	_____
02 SF LIVING	_____	_____
90 NONE		
31.00 HEATING SOURCE		
01 ELECTRIC		
02 GAS		
03 OIL		
04 COAL		
05 SOLAR		
90 NONE		

32.00	HEAT SYS.	AREA	QF
01	FLOOR/WALL		
02	AIR GRVTY		
03	FORCED AIR		
04	HOTWTR BB		
05	WATER RAD		
06	ELEC. BB		
07	RADNT ELEC		
08	HEAT PUMP		
09	UNIT HEATR		
90	NONE		

33.00	ELECTRIC		
01	ADEQUATE		
02	LIMITED		
90	NONE		
34.00	AIR COND.	AREA	QTY
01	ALL SEPARATE		
02	ALL COMBINE		
03	ALL UNIT		
04	PT. SEPR.T.		
05	PT. COMB.		
06	PT. UNIT		
90	NONE		

35.00 PLUMBING	NO.	QTY
01 4FIX BATH		
02 3FIX BATH		
03 2FIX BATH		
04 1FIX BATH		
05 KITCH SINK		
06 SOLAR HOT		
07 LAUNDRY TB		
08 WATER HTR		
09 HOT TUB		
10 JACUZZI		
90 NONE		

36.00 FIREPLACE	NO.	QTY
01 1 STORY		
02 1½ STORY		
03 2 STORY		
04 SAME STACK		
05 FREESTANDING		
06 HEATLTOR+FAN		
90 NONE		
37.00 ATTIC + DORM. AREA		QTY
02 FINISH ATTC		
03 DORMER1 (L)		
04 DORMER2 (L)		

38.00	UNF. AREAS	AREA	OF
_____	01 FULL STORY	_____	_____
_____	02 HALF STORY	_____	_____
39.00	MISCELLANEOUS	NO.	OF
_____	01 RANGE/OVEN	_____	_____
_____	02 FREESTND RANGE	_____	_____
_____	03 ELECTRIC OVEN	_____	_____
_____	04 DISHWASHER	_____	_____
_____	05 EXTRA KITCHEN	_____	_____
_____	06 MODERN KITCHEN	_____	_____
_____	07 OLD FASH. KIT.	_____	_____
_____	08 CENTRAL VACUUM	_____	_____
_____	09 INTERCOM	_____	_____
_____	10 SECURITY SYS.	_____	_____
_____	11 SMOKE DETECT	_____	_____

12	ELEC OVHD DOOR		
13	SPRINKLER		
14			
15			
16			

40.00 WRITE-INS	VALUE OF
01 _____	_____
02 _____	_____

41.00 GARAGES		NO CARS
01	ATTC GAR	_____
02	BUILT IN	_____
03	BASM GAR	_____

BLOCK 702 LOT 3 QUAL CARD 1 OF 1 V.C.S. RNW

BLDG. CLASS _____

PROP. CLASS 15C

YEAR BUILT _____

BUILDING SKETCH (1 SQUARE EQUALS _____)

[illegible]

01.00 FLOOR DIMENSIONS

[illegible]

11.00 ATTACHED ITEMS

CODE	SEG.	AREA	ATTACH CODE LEGEND		
			01=WOOD DECK	06=GLAZ PORCH	11=ATT CANOPY
			02=CONC PATIO	07=ENCL PORCH	12=BI GARAGE
			03=FLAG PATIO	08=BSMT GAR.	13=BI OPN PCH
			04=BRCK PATIO	09=ATT. GAR.	14=BI ENC PCH
			05=OPEN PORCH	10=ATT CARPRT	

45.00 ROOM CNT.	8	1	2	3
01 LIVING RM				
02 DINING RM				
03 KITCHEN				
04 BATH				
05 BEDROOM				
06 REC. ROOM				
07 DEN/OFFICE				

60.00 NET CONDITION	CODE
01 INTERIOR FINISH	
02 EXTERIOR FINISH	
03 LAYOUT	

CODES: 1=EXCEL 3=FAIR 5=DLAP
2=GOOD 4=POOR

65.00 CAPITAL IMPROVEMENTS			
	CODE	DATE	COST
01			
02			
03			

CAPITAL IMPROVE CODES:

01=KITCHEN 04=ATTIC
 02=PLUMBING 05=BASEMENT
 03=HEATING 06=ADDITION