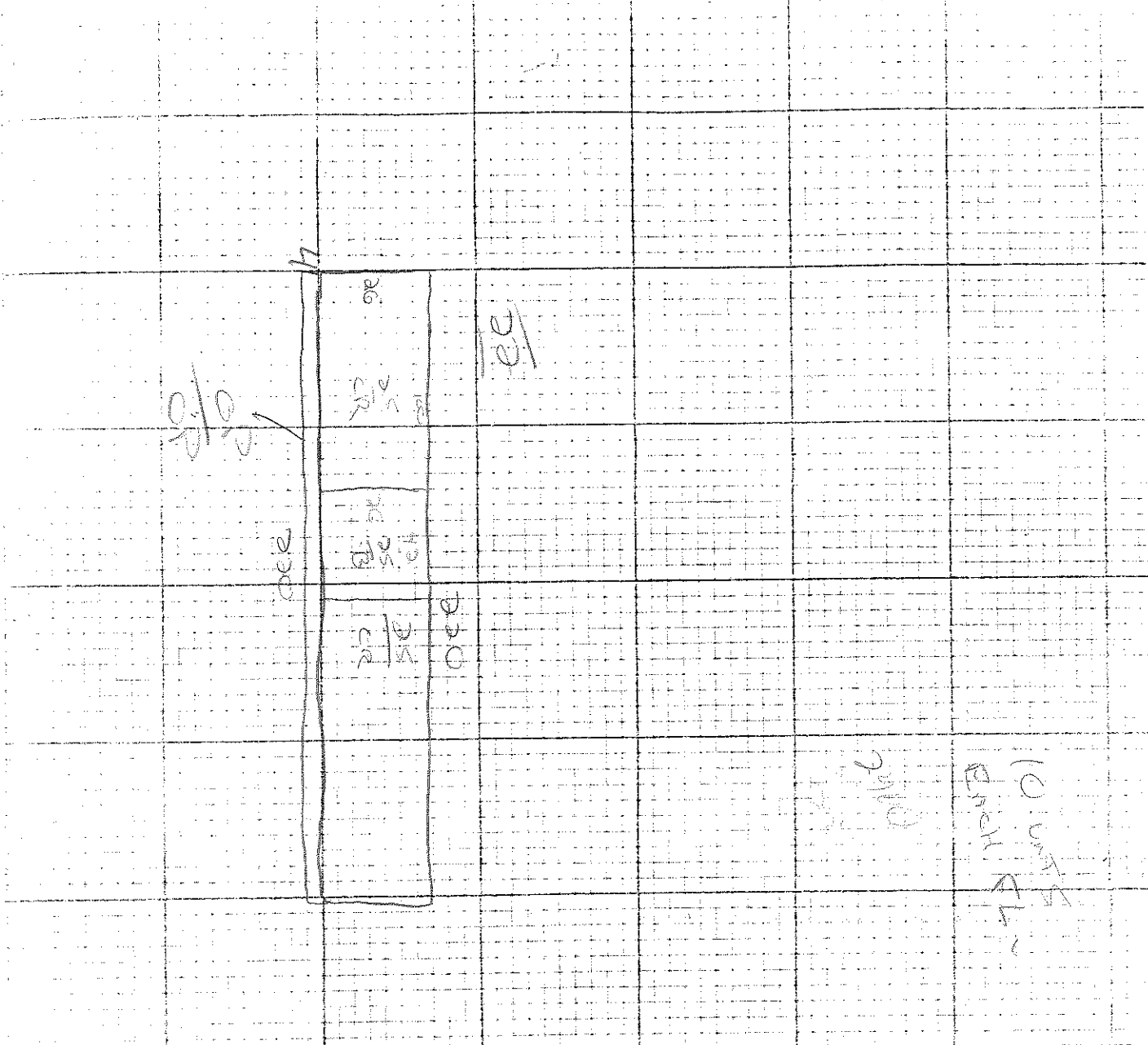


BLOCK 85A LOT 2 QUAL.



area 1. or 1.

YR. BUILT 1960 EST

BLDG. USE APTS 20 UNITS 1 BR 1 BATH 1 KITCH 1 HALL

EXT. WALL B

ROOF TYPE C

ROOF MAT. ML

FLOORS C

INT. WALLS P

CEILING P

HEATING GAS RB

PLUMBING GO FIX

SPRINKLERS

SYSTEM P

FENCE N

ASPHALT PAV. 80 X 30 40 X 200

CONC. PAV. N

LIGHTS POLES

OVHD DOORS N

ALARMS B

OTHER ITEMS:

SHELL C.B./FRAME/STEEL/MASONRY (BRK or STONE)

BUILDING NAME:

1 GREEN PLAZA APTS

(RENTAL NOTES:)

STOCK: 98 13

APTS: 24 3

WHSE: 22 0

MISC: 495.00

TELEPHONE PAYS ELECT

ANNEXE

DATE	SALES DATA	PRICE
------	------------	-------

ASSESSMENT RECORD

B- 852 L-
LDC WEST PRINCETON AVE 0-- 40
PARTNERSHIP ONE C.P. GROSS, ESQ.
63 WEST MAIN ST.
FREEHOLD, NJ

[illegible]

ADDITIONS – ALTERATIONS

LAND VALUE COMPUTATIONS

LOT SIZE

UNIT FRONT
EQUOT PRICECOHNER
MELVILLE

DEPTH

% DEFPR.

FRONTAGE
FACTORS

 VALUE |

NOTES:

APPRAISED VALUE

LAND 1500m

BLOGS 170

TOTAL 678600

Use: Income Approach

B-55A L-2

One Square = BUILDING SKETCH 1440



NOTES: UNFINISHED BASEMENT USED FOR STORAGE

25 4 BEDRM. NOTES

10 OR EACH FL.

Location Superior Typical Interior

Condition Exterior Interior Layout Overall

S T I S T I S T I S T I

Mezzanine Finished Open Enclosed

None Office Storage Electric

Elevators # Capacity Stops Auto. Man. None

Passenger Freight

Doors Maryland # Size # Size # Size

Wd. Ovhd. Met. Ovhd. Perimeter

GI. Ovhd. Heating Forced Air Hotwater

None Electric Recycle Unit

AC Separate AC Comb.

Solar

Roofing Asphalt Sh. Roll Tar & Gvl Wood Deck Met. Deck

Insulation Concrete Roof Hardwd. Softwood Asph. Tile Terraz. Carpet Cer. Tile

Floors Concrete Reinf. Cc. Hardwd. Softwood Asph. Tile Terraz. Carpet Cer. Tile

Interior Walls Drywall Plaster Panel Paint CB Tile Unfin. None

Title Floor Wains Wall Ceiling

Ceiling Acoustical Suspended Drywall Tile

Heat Source Oil Gas Coal Elec. Solar

Plumbing 4 Fix 3 Fix 2 Fix 1 Fix L. Ind. S. Ind. G. Show

Basmt. 1st Fir. 2nd Fir. 3rd Fir. 4th Fir. Total

Electrical Lighting Outlets Wiring Supply

None S T I S T I S T I S T I

Description 1 Occupancy 2 Class 3 Quality 4 Age 5 Condition 6 Avg. Sty. Ht. 7 # Stories 8 Total Ht. 9 Avg. Area Per Fir. 10 Avg. Perimeter 11 Shape 12 Base SF Cost 13 Exterior Wall 14 HVAC 15 Elevator 16 Miscellaneous 17 Total 18 Size Shape/Per Mult. 19 Ht. Per Sty. Mult. 20 No. Sty. Mult. 21 Total Mult. 22 SF Cost 23 Update Mult. 24 Local Mult. 25 Cost Mult. 26 Final SF Cost 27 Area 28 Total 29 Lump Sums 30 Replace Cost 31 Net Condition 32 Physical Value 33 Net Obsolescence 34 Depr. Value 35 Yard Items 36 Tot. Impr. Value 37 Sections Total 38 39

Section 1 Section 2 Section 3

Section 1 Section 2 Section 3

Section 1 Section 2 Section 3

Section 1 Section 2 Section 3

Section 1 Section 2 Section 3

Section 1 Section 2 Section 3

Section 1 Section 2 Section 3

Section 1 Section 2 Section 3

Section 1 Section 2 Section 3

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Section 1 Section 2 Section 3

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Section 1 Section 2 Section 3

Section 1 Section 2 Section 3

Section 1 Section 2 Section 3

Section 1 Section 2 Section 3

PROP LOC WEST PRINCETON AVE
TAX MAP
ZONING
PROP CLS 4C
LAND DES 1.000AC
BLDG DES 2SB

PARTNERSHIP ONE C.P. GROSS, ESQ.
63 WEST MAIN ST.
FREEHOLD, NJ 07728

SALE HIST
SALE DATE
SALE PRICE

CURRENT 1ST PREV 2ND PREV VAL IVAL

CURRENT ASSESSED - LAND VAL 59,000
IMPR VAL 197,950
TOTL VAL 256,950

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 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								
3								
4								

80.00 WORK RECORD

	BY	DATE
MEAS.	DPM	4-24-91
LIST	DPM	4-24-91
PRICE	34	8-1-91
REVIEW		

81.00 FIELD CALLS

	BY	DATE
#1	DPM	4-24-91
#2		
#3		
#4		

85.00 COMMENTS

01 PLAZA APTS

02 TENANTS PAY 495.00 m + ELECT.

03 20, ONE BED RM APTS.

04

05

06

07

08

09

INSPECTION SIGNATURE
DATE 4-24-91

