

PROP LOC 1759 ROUTE 88
TAX MAP
ZONING
PROP CLS 4A
LAND DES 2.668AC
BLDG DES 1SCB

LAURELTON PLAZA INC. M M THEATER
9 WREN AVENUE
BRICK TOWN, N.J.

CURRENT ASSESSED - LAND VAL120.200
IMPR VAL540.050
TOTAL VAL660.250

SALE HIST
SALE DATE
SALE PRICE

CURRENT1STPREV2NDPREV
VALIVAL

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

01 YES

90 NONE

56.00 SIDEWALK

01 YES

90 NONE

62.00 LAND COND.

01 NO RGHT 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.

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15.00 ACCESSARY & FARM BUILDINGS

CODE	SIZE/AREA	QUALITY FACTOR	NET CONDITION	FIELD PRICE

CODE LEGEND:
01=DET. GARAGE09=POOL VINYL17=FARM SHED
02=DET. CARPORT10=POOL ABV GRND18=POLE BARN
03=SHED 1 STORY11=C.C. PAVING19=STABLE
04=SHED 1.5 STY12=ASPHALT PAVING20=POULTRY SHED
05=SHED 2 STORY13=TENNIS COURT21=SILO
06=FIN SHED 1STY14=BARN22=SMALL SHED
07=FIN SHED 1.5S15=DAIRY BARN23=
08=POOL GUNITE16=BARN W/LOFT24=

80.00 WORK RECORD

	BY	DATE
MEAS.	DPM	4-24-91
LIST		
PRICE	31	8-1-91
REVIEW		

81.00 FIELD CALLS

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

85.00 COMMENTS

01

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MOVIE THEATER, 5 SCREENS

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									
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		05	100					
2		06	167					
3								
4								

INSPECTION SIGNATURE

DATE

BRICK TOWNSHIP

BLOCK: 852 LOT: 4 QUAL: CLASS: 4A
LOCATION: 1759 Route 88

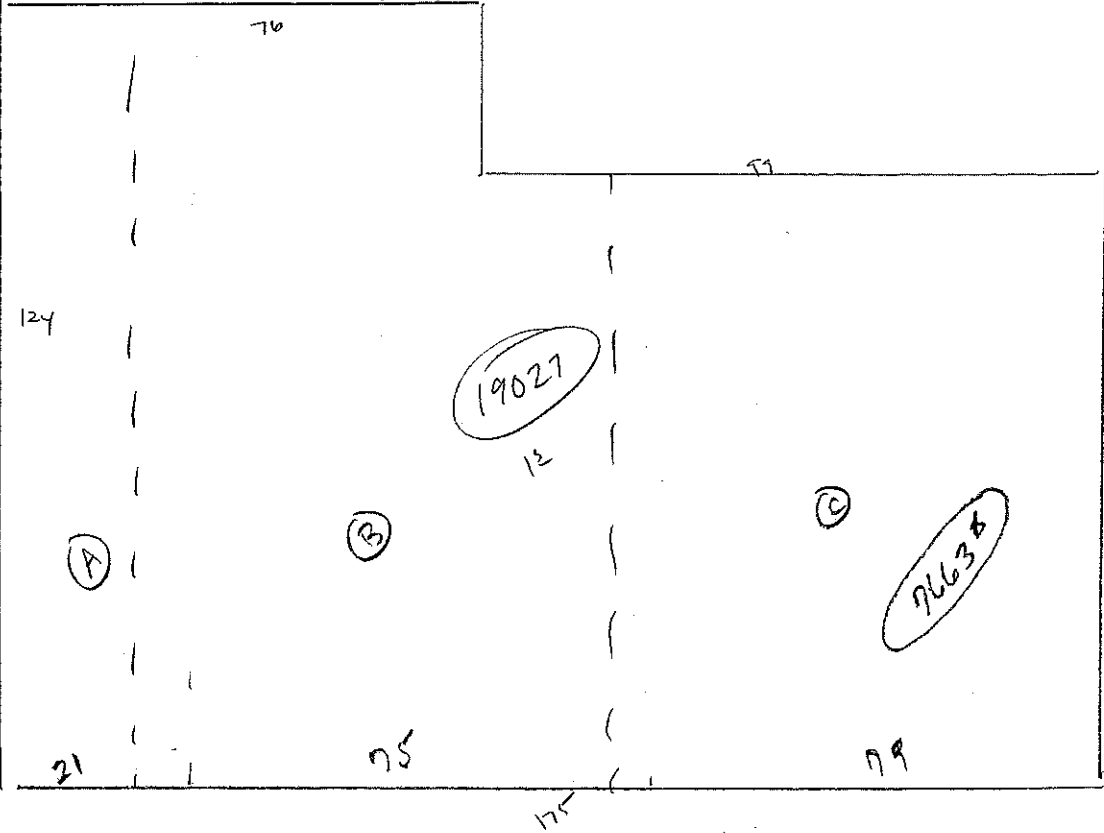
OWNER: Laurelton Plaza Offices, Llc
ADDRESS: Po Box 1802
CITY, STATE, ZIP: Pt Pleasant Beach Nj, 08742

LOT SIZE: 2.66 ZONE: B3

YEAR BUILT: MAP: 45.10

RECORD OF OWNERSHIP

OWNER	DEED DATE	DATE REC.	BOOK	PAGE	SRIA NO.	USABLE	RATIO	SALE PRICE



GROSS BUILDING AREA:

19027

GROUND AREA:

19027

PERIMETER:

598

WALL RATIO:

31.82

AVERAGE STORY HEIGHT:

12

NOTES:

A- Meridian Health

B- GMAE

C- H&P

PHOTOGRAPH						Commercial - Industrial Field Form FOR USE WITH MARSHALL & SWIFT COMPUTERIZED SERVICE												
						1. COST ESTIMATE FOR:								COST REFINEMENTS				
						2. PROPERTY OWNER:								MEZZANINES		AREA		
						3. BLOCK		LOT:		ADDRESS:				MZM: DISPLAY				
						4. CARD:		OF:		17. EXTERIOR WALLS (Cont.)				MZB: OFFICE				
						5. INSPECTED BY:		JF		PRE-ENGINEERED WALLS				MZO: STORAGE				
						6. DATE INSPECTED		6/25/08		51. STEEL - 2 SIDES		54. ASB. 2 SIDES		MZD: OPEN				
						7. INTERIOR:		X		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 Htrs.		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		40' x 6'		
						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		19. REFRIG. COOLING		BUM: PARKING BUMPERS - LIN. FT.				
						13. NUMBER OF STORIES:		1		9. H.W. - RADIANT		20. VENTILATION		BANK ACCESSORIES		AREA		
						14. AVG. STORY HEIGHT:		12		10. SPACE HEAT, GAS		21. WALL FURNACE		MONEY VAULT				
						15. EFFECTIVE AGE:		5		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 WE				SERVICE STATION		AREA		
						3. AVERAGE		6. EXCELLANT		Sq. Ft. Area Served		600		CANOPY				
						17. EXTERIOR WALL				21. BASEMENT				CAR LIFTS				
						PUBLIC WATER		PRIVATE WELL		1. UNFINISHED				GAS PUMPS				
						CURBS		PAVED ROAD		2. FINISHED				ISLAND				
						UNPAVED ROAD		SIDEWALK		3. PARKING				UNDERGROUND TANKS				
						PUBLIC SEWER		SEPTIC TANK		4. STORAGE				KIOSKS				
						ELECTRIC		GAS		5. UTILITY				ACCESSORY IMPROVEMENTS				
						LANDSCAPING				6. RESIDENT UNITS								
						GOOD		AVG.		7. DISPLAY								
								FAIR		8. OFFICE								
										ROOF TYPE								
						PROPERTY USE:		Office / Restaurant		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				