Block: 18612	Land Desc: 1.38 AC	Owners Name:	BLOCK 16 LOT 6 REALTY INC		Land: 328,500	Exemption	Net Taxable Value	Deductions
Lot: 3	Bldg Desc: FRIENDLYS REST	Street Address:	14 ANCHOR COURT	Bank: 00000	Impr: 616,400	Code:		Cd No-Ow
Qual:	Addl Lots:	City & State:	HAINESPORT, NJ	Zip: 08036	Total: 944,900	Value: 0	944,900	
Card: M (#1 of 1)	Acreage: 1.380 Class: 4A	Property Loc:	647 CROSS KEYS ROAD	Map: 186		Municipality:	GLOUCESTER TWP	

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
CROSSINGS-TWIN OAKS LLC	09/28/10	9321 /961	1393000	23
GUZZO ANTHONY & DAVID	07/12/07	8633 /32	1	25
	08/10/05	7952 /804	500000	10

ASSESSMENT HISTORY

Year	Land	Impr	Total
2009	34500	0	34500
2010	328500	0	328500

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

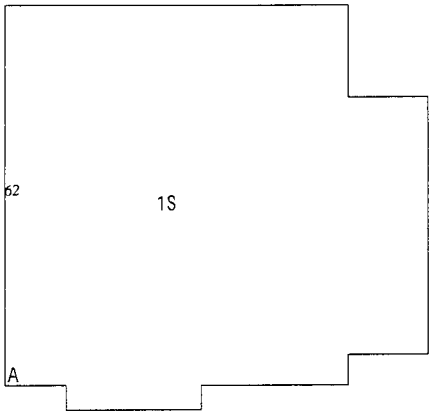
LAND CALCULATIONS

Front	Depth	SetBk	Depth Tbl	Rate	Site	DF	Tri	Topo	Value

Units	Rate	Site	Cond			Value
1.000 AC	300000	0	100	100	100	300000
0.380 AC	75000		100	100	100	28500

Total Land Value: 328,500

Scale: 30



	Width	Len	GrndSF	Ht	Cla	Sty	GrossSF	Rate	Cost
A:	0	0	4106	18	133	1.0	4106	32.17	132090

BUILDING INFORMATION

Predominant Bldg Use: REST. DINING	
Pred Occupancy: OWNER	Pred Shell Type: FRAME
Pred Use Type: COMM	Pred Shell Qual: AVERAGE
Actual Yr Built: 2008	Eff Yr Built: 2008
Roof Construction: WOOD	Roof Material: SHINGLE
Foundation Type: CONCRETE	Condition: NORMAL
Heat Type: 100% FWA	Cooling Type: 100% CENTRAL
%Electric Light: 100%	%Sprinkled: 100%
# Plumbing Fix: 15	Zoning: CK
Neigh/Vcs: CK CK	ID Code: CGP

INTERIOR FINISH

Apartment:	0%	Retail:	100
Office:	0%	Prof/Eqvt:	0%
Bank/Equiv:	0%	Bsmt Fin:	0%

APARTMENT UNITS

Efficiency:	0	#1 Bed/1 Bath:	0
#2 Bed:	0	#2 Bed/2 Bath:	0
#3 Bed:	0	#3 Bed/2 Bath:	0

Total Number of Apt Units: 0

NOTES

Friendlys Restaurant

Abatement

Gross Sq Ft: 4106

Ground Sq Ft: 4106

Old B: Date of Value: 2010

Old L: Printed: 10/05/22

COMMERCIAL COST APPROACH

Item	Area	Rate	S/F	QF	Value
Structure					
SHELL COST:	132090		1.00	1.00	132090
Basement					
Interior Finish					
RETAIL/REST	4106	5.80	1.00	1.00	23814
Heating/Cooling					
FWA	4106	1.47	1.00	1.00	6035
CENTRAL	4106	1.28	1.00	1.00	5255
Electric Lighting					
ELECTRICAL	4106	2.25	1.00	1.00	9238
Sprinkler System					
SPRINKLER	4106	0.79	1.00	1.00	3243
Plumbing System					
PLUMBING	15	450.00	1.00	1.00	6750

Base Cost:	186425	CCF: 3.90		Cost New:	727057
Age Depr:	2 %	Phys Depr:	0 %	Net Cond:	78 %
Func Depr:	0 %	Econ Depr:	20 %	Bldg Value:	567104

Flat Add Computations

ASPHALT 20,800SF X 1.95 X .75	30420
WALK IN CHILLER 168SF X 52.34 X .75	6595
CONCRETE 360SF X 3.12 X .75	842
LIGHTS MV 8 X 819 X .75	4914
POLES 150LF X 58.50 X .75	6581
THIS PRC VALUE:	616400
ADDITIONAL BUILDINGS:	0

Land: 328,500 Impr: 616,400 Total: 944,900

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