COLTS NECK	Land Desc:	Owners Name:	256 RTE 537, LLC		Land:	0	
Block: 29.13	Bldg Desc:	Street Address:	94 LEEDSVILLE DRIVE		Impr:	0	Reval Date: 2022/10/01
Lot: 14	Addl Lots:	City & State:	LINCROFT, NJ	Zip: 07738	Total:	0	Map:
Qual:	Acreage: 0.000 Class: 4A	Property Location:	NEW STREET		Exempt:		Seq#: 3874 (#2)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#

ASSESSMENT HISTORY

Year	Land	Impr	Total
2022	0	0	0
2023	0	241600	241600

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value

Neigh:
VCS: Front Ft Value:
Zone: B-3 Acre Value:
Min Front: Lot Value:
Std Depth: Land Value: 0

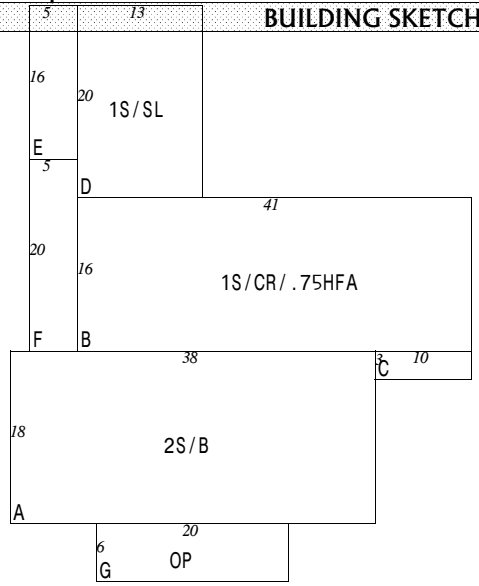
SITE INFORMATION

Road:	PAVED	Util:	SEP/WELL
Curbs:	NO	Gas:	YES
Sidewalk:	NO	Elec:	YES
Loc:		Topo:	LEVEL

STAFF CONTROL

Info By:	ESTIMATED	Date:	04/27/09
Visits:		Collector:	18
Old B:		Prtd:	11/07/22
Old L:		Card:	A TW

BUILDING SKETCH



A:2S/B	u6,r0:u18 r38	684
B:1S/CR/.75HFA	u24,r7:u16 r41	656
C:1S/CR	u21,r38:u3 r10	30
D:1S/SL	u40,r7:u20 r13	260
E:1S/SL	u44,r2:u16 r5	80
F:OP	u24,r2:u20 r5	100
G:OP	u0,r9:u6 r20	120
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 20

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BUILDING INFORMATION

Class: 18	Roof Type: GABLE
Age/Eff Age: 93 / 35 (Y)	Roof Material: SHINGLE
Exterior Walls: FRAME	Room Count: Total Rooms:10 Bed Rooms: 4
Style: COLONIAL	Row/End: N.A.
Story Height: TWO STORY	Conversion:
Exterior Condition: FAIR	Number of Units: 1
Interior Condition: FAIR	Heat Source: OIL
Foundation: BRICK	Livable Area: 2640 SF

DEPRECIATION

Physical:	49 %	Auto:	Y
Func Obs:	%	Over Imp:	%
Econ Obs:	%	Under Imp:	%
		Final Net:	0.51

Baths:	M:	A: 2	O:	
Kitchens:	M:	A: 1	O:	

NOTES

RESIDENTIAL COST APPROACH

Basement	Area	Rate	Const	Q/F	Mult	Value
BASEMENT	684 x	9.530 +	2142	x1.32	x1.00=	11432
Main Bldg						
FIRST STORY	1710 x	72.780 +	33552	x1.00	x1.00=	158006
UPPER STORY	684 x	51.650 +	10101	x1.00	x1.00=	45430
CONC. SLAB	340 x	-3.820 +	0	x1.35	x1.00=	-1753
Heat/AC						
HW/STEAM RADIATOR	2640 x	4.430 +	0	x1.15	x1.00=	13449
Plumbing						
3 FIXTURE BATH	2- 2 x	2595.000 +	0	x1.15	x1.00=	0
2 FIXTURE BATH	0- 1 x	1895.000 +	0	x1.15	x1.00=	-2179
Fireplace						
FIREPLACE 2STY	2 x	4850.000 +	0	x1.30	x1.00=	12610
Attic						
FIN ATTIC	492 x	8.630 +	1220	x1.30	x1.00=	7106
UNFIN ATTIC	164 x	7.355 +	0	x1.30	x1.00=	1568
Deck/Patio						
OPEN PORCH	220 x	10.773 +	453	x1.30	x1.00=	3670
Garage						

Base Cost:	249339	CCF: 1.90	Cost New:	473744
Net Cond:	0.51		Bldg Value:	241609

Detached Items:

Land: 0 Impr: 241,600 Total: 241,600

COLTS NECK	Land Desc: 280 X 145	Owners Name: 256 RTE 537, LLC		Land: 317,300		
Block: 29.13	Bldg Desc:	Street Address: 94 LEEDSVILLE DRIVE		Impr: 450,600	Reval Date: 2022/10/01	
Lot: 14	Addl Lots:	City & State: LINCROFT, NJ	Zip: 07738	Total: 767,900	Map: 4.03	
Qual:	Acreage: 1.100 Class: 4A	Property Location: NEW STREET		Exempt:	Seq#: 2068	(#1 of 2)

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
POOLE, ROGER F	10/02/15	9137 /8791	1	25

ASSESSMENT HISTORY

Year	Land	Impr	Total
2019	317300	406000	723300
2020	317300	408500	725800
2021	317300	416100	733400
2022	317300	427600	744900

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.

LAND CALCULATIONS

Frt	Eff D	Back L	Tri	Dpf	FFF	Dep	Reason	Value
1.100 AC	@ 90000	+ 235000	100%					334000

Neigh: 00
VCS: A068 Front Ft Value: ADJUSTMENT: 0.95
Zone: B-3 Acre Value: 90000
Min Front: 75 Lot Value:
Std Depth: 200 Land Value: 317,300

SITE INFORMATION

Road:	Util:
Curbs:	Gas:
Sidewalk:	Elec:
Loc:	Topo:

STAFF CONTROL

Info By:	Date:
Visits:	Collector:
Old B:	Prtd: 11/07/22
Old L:	Card: M

BUILDING INFORMATION

Class:	Roof Type:
Age/Eff Age: 73 / 35 (Y)	Roof Material:
Exterior Walls:	Room Count: Total Rooms: Bed Rooms:
Style:	Row/End: N.A.
Story Height:	Conversion:
Exterior Condition:	Number of Units:
Interior Condition:	Heat Source:
Foundation:	Livable Area: 0 SF

DEPRECIATION

Physical:	39 %	Auto:	Y
Func Obs:	%	Over Imp:	%
Econ Obs:	%	Under Imp:	%
		Final Net:	0.61

Baths:	M:	A:	O:
Kitchens:	M:	A:	O:

NOTES

BUILDING SKETCH

A:			0
B:			0
C:			0
D:			0
E:			0
F:			0
G:			0
H:			0
I:		M:	
J:		N:	
K:		O:	
L:		P:	

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RESIDENTIAL COST APPROACH

Basement	Area	Rate	Const	Q/F	Mult	Value
Main Bldg						
Heat/AC						
Plumbing						
Fireplace						
Attic						
Deck/Patio						
Garage						

Base Cost: 0	CCF: 1.90	Cost New:	0
Net Cond: 0.61		Bldg Value:	0

Detached Items:

COMM. COST APPROACH	209,000
ADDL BLDGS COMBINED FROM OTHER PRC CARD(S)	241,600

Land: 317,300 Impr: 450,600 Total: 767,900