

Mercer Hopewell Twp		Property Record Card				07/26/23 10:17 AM																																																																									
Block: 52 Lot: 73 Qualifier: Card: 1						Last Sale: 06/04/18 for \$198,100																																																																									
176 PLEASANT VALLEY RD LLC 209 2ND STREET BOX 39 LAKEWOOD NJ 08701 176 PLEASANT VALLEY RD			Units: 01		Nbhd:	Model:		VCS: A180																																																																							
			SFLA: 2173		Floor:	Bldg Name:		Map Page: 1001																																																																							
			Prop Class: 2		Occupancy:	Zoning: MRC		Year Built: 1966/1962																																																																							
			Bldg Class: 17			Addtl Lot:		NC Interior NORMAL																																																																							
			Bldg Desc: 1SF 10B			Land Dim: 1.01AC		NC Exterior NORMAL																																																																							
			Info By: OWNER			Style: RANCH		NC Layout NORMAL																																																																							
Main Building 155,092			A: 1S-CC (736)				<table><tr><th colspan="7">Room Count</th></tr><tr><th>B</th><th>1</th><th>2</th><th>3</th><th>4</th><th>T</th></tr><tr><td>Living</td><td>0</td><td>1</td><td>0</td><td>0</td><td>0</td><td>1</td></tr><tr><td>Dining</td><td>0</td><td>1</td><td>0</td><td>0</td><td>0</td><td>1</td></tr><tr><td>Kitchen</td><td>0</td><td>1</td><td>0</td><td>0</td><td>0</td><td>1</td></tr><tr><td>Bath</td><td>0</td><td>3</td><td>0</td><td>0</td><td>0</td><td>3</td></tr><tr><td>Bed</td><td>0</td><td>3</td><td>0</td><td>0</td><td>0</td><td>3</td></tr><tr><td>Rec</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Den</td><td>0</td><td>1</td><td>0</td><td>0</td><td>0</td><td>1</td></tr><tr><td>Total</td><td>0</td><td>10</td><td>0</td><td>0</td><td>0</td><td>10</td></tr></table>				Room Count							B	1	2	3	4	T	Living	0	1	0	0	0	1	Dining	0	1	0	0	0	1	Kitchen	0	1	0	0	0	1	Bath	0	3	0	0	0	3	Bed	0	3	0	0	0	3	Rec	0	0	0	0	0	0	Den	0	1	0	0	0	1	Total	0	10	0	0	0	10
Room Count																																																																															
B	1	2	3	4							T																																																																				
Living	0	1	0	0							0	1																																																																			
Dining	0	1	0	0							0	1																																																																			
Kitchen	0	1	0	0							0	1																																																																			
Bath	0	3	0	0	0	3																																																																									
Bed	0	3	0	0	0	3																																																																									
Rec	0	0	0	0	0	0																																																																									
Den	0	1	0	0	0	1																																																																									
Total	0	10	0	0	0	10																																																																									
Attached Items Value 16,133			B: 1S-B (909)																																																																												
Add/Deduct Value 54,868			C: OP (49)																																																																												
Base Replacement Cost 226,093			D: 1S-B-CC2 (168)																																																																												
Cost Conversion Factor 1.19			E: WD (336)																																																																												
Replacement Cost New 269,051			F: 1S-B-CC2 (360)																																																																												
Net Condition 0.80																																																																															
Market Adjustment 1.00																																																																															
Appraised Value 215,510																																																																															
Detached Items Value 0																																																																															
Total Land Value 225,450																																																																															
Total Improvement Value 215,510																																																																															
Total Value 440,960																																																																															
Valuation Summary																																																																															
Computed		Override		Summary																																																																											
Land	225,500			225,500																																																																											
Improv	215,500			215,500																																																																											
Total	441,000			441,000																																																																											
Floor Area (footprint)																																																																															
First Uppr Half																																																																															
Item	Bsmnt	Floor	Floor	Story	Attic																																																																										
A 1S-CC	0	736	0	0	0																																																																										
B 1S-B	909	909	0	0	0																																																																										
D 1S-B-CC2	168	168	0	0	0																																																																										
F 1S-B-CC2	360	360	0	0	0																																																																										
Totals	1,437	2,173	0	0	0																																																																										
Dwelling Detail						Sales History																																																																									
Element		Description		Owner		Date		Book-Page		Price NU																																																																					
Bldg Class		17		176 PLEASANT VALLEY RD LLC		06/04/18		06426-00757		198,100 12																																																																					
Type		ONE FAMILY		GIOVACCHINI MARY P		09/09/10		06072-00440		1 04																																																																					
Yr Built		1966/1962																																																																													
Height		1 STORY																																																																													
Style		RANCH																																																																													
Roof Type		GABLE																																																																													
Roof Mat.		ASPH SHNGL																																																																													
Bsmnt/Fin																																																																															
Assessment History																																																																															
Year		Class		Land		Improv				Net																																																																					
2023		2		225,500		215,500				441,000																																																																					
2022		2		225,500		215,500				441,000																																																																					
2021		2		225,500		215,500				441,000																																																																					
2020		2		225,500		215,500				441,000																																																																					
2019		2		225,500		215,500				441,000																																																																					
Foundation						BLK/CONCRT																																																																									
Exterior						FRAME																																																																									
						408-PT. STONE																																																																									
Interior						DRYWALL																																																																									
						DRYWALL																																																																									
Floor						MIXED																																																																									
Heat Src						OIL																																																																									
Heat Sys						2173-HOTWTR BB																																																																									
Air Cond						2173-ALL SEPART																																																																									
Fireplace						2-1STY FP																																																																									
Plumbing						1-2FIX BATH																																																																									
						2-3FIX BATH																																																																									
Open						Permits																																																																									
Date		Number		Description						Value																																																																					
03/28/2018		0237		TNK RMV																																																																											