

MAP

LOT

ROAD

Oak Point

4

2

OWNER

SINGLE FAMILY

TWO FAMILY

APARTMENT

RESIDENTIAL

SEASONAL

OTHER

NEIGHBORHOOD

SUMMARY

LAND

BLDGS.

TOTAL

16800

6400

23200

RECORD OF OWNERSHIP

DATE

BK

PG

RET ST

Forman, William C. + martin Grenz

1-5-79

1219

245

2026- land + 15%

BLDG - 6%

Paul matlack + marvin F Matlack

C/o Paul matlack

30 Krueger Lane

Groveville, NJ 08620

INTERIOR INSPECTED

YES

NO-EST

DATE

9-13-12

REMARKS:

LAND VALUATION

CLASSIFICATION

ACRES

%

PRICE

TOTAL

- DEPR

+

VALUE

HOUSE LOT

BASE

FRONT ACRES

ACREAGE

TILLABLE

PASTURE

WOODLAND

WASTE

TOTAL

LAND FACTORS

MINUS

PLUS

VACANCY

SEMI-IMP

TOPOGRAPHY

ACCESS

R/W

SIZE

SHAPE

USE

COMM. INFL.

OTHER

LOT COMPUTATIONS

FRONTAGE

DEPTH

UNIT PRICE

DEPTH %

FR FT PRICE

TOTAL

DEPR

VALUE

50

330

600-

112

672-

33600

-50%

16800

2026 + 15%

19,320

OTHER FACTORS

LEVEL

ROUGH

ROLLING

SWAMPY

HIGH

LOW

PAVED ROAD

GRAVEL ROAD

TOWN WATER

DRILLED WELL

DUG WELL

TOWN SEWER

SEPTIC

LOCATION

G F P

AREA TRENDS

IMPROVING

STATIC

DECLINED





CONSTRUCTION

REMODELING DATA

SKETCH

1 FOUNDATION				G F P				6 FLOORS				B 1 2 3 G F P			
CONCRETE								CONCRETE							
CONC BLOCK								CONCRETE							
CONC SLAB								EARTH							
BRICK OR STONE								PINE Spruce				✓			
PIERS				5.113				HARDWOOD							
2 BASEMENT								INLAID							
FULL HR								W/W CARPET							
1/4 1/2 3/4								CERAMIC							
FIN BSMT AREA								SINGLE							
BSMT GAR															
FRAMING								ATTIC FLR & STAIRS							
FLR JOISTS															
X O/C								7 INTERIOR FINISH							
BEAMS & COL															
STUDS								PLASTER							
3 WALLS								DRYWALL							
DOUBLE SIDING Log				✓				PANEL Log				✓ ✓			
SINGLE SIDING								KNOTTY PINE							
SHINGLES								WALLBOARD							
CONC BLOCK								UNFIN							
FACE BRK ON								FINISH ATTIC AREA 1/2							
SOLID COM BRK								6040175							
INSULATION								8 HEATING				M O			
ATTIC ONLY								HOT AIR							
ROOFING								HOT WATER/VAPOR							
ASPH SHINGLES				✓				STEAM							
WOOD SHINGLES								AIR COND							
METAL								PIPELESS FURN							
ROLL ROOFING								FLOOR FURN							
ROOF TYPE								AUTO OIL BURNER							
GABLE				✓				GAS							
HIP				MANSARD				ELECTRIC							
GAMBREL								NO HEATING							
4 LIGHTING								UNIT HTRS							
NO ELEC				✓											
OUTLETS								9 PLUMBING				M O			
WIRING								BATHROOM							
5 FIREPLACES								TOILET ROOM							
# OF STACKS								WATER CLOSET							
FIREPLACE STACK								LAVATORY							
FIREPLACE								STALL SHOWER							
HEARTH								KITCHEN SINK							
NO OF ROOMS								AUTO WATER HEATER							
BSMT				1ST /				NO PLUMBING				✓			
2ND				3RD											
INT LAYOUT															

YEAR		COST	
STRUCTURAL			
KITCHEN			
ELECTRICAL			
PLUMBING			
HEATING			
COMPUTATIONS			
UNIT	AMOUNT		
255 SF	22950		
BSMT AREA	1275		
BSMT GAR			
WALLS			
INSULATION			
ROOFING			
LIGHTING	- 370		
FIREPLACES			
FLOORS			
ATTIC	+ 223		
INT FINISH			
HEATING	- 765		
PLUMBING	- 3000		
TOTAL	17763		
ADDITIONS & PCHS			
1 906 SF	1866		
2 SF			
3 SF			
4 SF			
5 SF			
6 SF			
7 SF			
8 SF			
9 SF			
TOTAL	19629		
FACTOR	50		
FIN BSMT			
2026-6010 - 589			
REPL VALUE	9226		
OCCUPANCY	CONSTRUCTION	SIZE	AREA
Camp	1561/P	SK	255
OUT BLDGS.			
1			
2			
3			
4			
5			
6			
7			
8			

SPLIT LEVEL	RANCH	GARRISON	CAPE	MODULAR	CUSTOM
DATE		TYPE	SALE	SOURCE	
MO.	YR.	1. LAND 2. L & B 3. BLDG	PRICE	1. BUYER 2. SELLER	3. DECL. 4. AGENT
		1 2 3		1 2 3 4	MEAS
		1 2 3		1 2 3 4	PRICED
INTERIOR CONDITION COMPARED TO EXTERIOR			+	=	-
REV'D.					
OBsolescence FACTORS					
SURPLUS CAPACITY		ENCROACHMENTS	PLUMB & HEAT	UNFINISHED	
STYLE		COMM. LOCATION	ECONOMIC		
OCCUPANCY	CONSTRUCTION	SIZE	AREA	GRADE	AGE
Camp	1561/P	SK	255	E	
REMOD	COND	REPL VAL	PHYS DEP	PHYS VAL	OBSOL.
		9226	35	5,997	5,997
TOTAL VALUE BUILDINGS 5,997					