Mayor
Suzanne Cairns Wells

Borough Council
William Corbi, Council President
Kirk Fullerton, Councilman
Laura Major, Councilwoman
Julie Scott, Councilwoman
James Quinn, Councilman
Edgar Wilburn, Councilman

Michelle Hack, RMC, CMR
Municipal Clerk
mhack@riverton-nj.com

TELEPHONE: (856) 829-0120
Fax: (856) 829-1413
www.riverton-nj.com

BOROUGH HALL
505A Howard Street
Riverton, NJ 08077

November 19, 2021

Riverton Borough Planning Board

505A Howard Street

Riverton, NJ 08077

Dear Planning Board Members,

On October 20, 2021 I did a site visit to evaluate the condition of a residence located at 411 Lippincott Avenue in Riverton. I inspected the inside and the outside of the residence.

I found the residence in very poor structural condition. There were large cracks in the walls and ceilings throughout the house, rotted floors and rafters, sagging floors, leaning stairs, crumbling foundation and an outside chimney that is leaning away from the house and could fall at any time. Based off the findings of my inspection, I have deemed the house to be unsafe and uninhabitable. I issued an unsafe structure / uninhabitable notice for this residence (notice attached).

Respectfully Submitted,

Roger Fort

Roger Fort

Construction Official

Riverton Borough

BORO OF RIVERTON
CONSTRUCTION DEPARTMENT
RIVERTON, NJ 08077

Permit #
Date Issued / /
Control #

UCC NEW JERSEY

NOTICE OF UNSAFE STRUCTURE

IDENTIFICATION

Work Site Location 409-13 LIPPINCOTT AVE. Block 801 Lot 5 Qualification Code

Owner in Fee JRB PROPERTY GROUP LLC
Address 163 PINNACLE ROAD
OCEAN CITY, NJ 08226

Agent/Contractor
Address

To: [X] Owner [ ] Other
[ ] Agent/Contractor Address

DATE OF INSPECTION 10/20/21

DATE OF THIS NOTICE 11/19/21

ACTION

Take NOTICE that as a result of the inspections conducted by this agency on 10/20/21 on the above property, an unsafe condition has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an unsafe condition is described as follows:

5:23-2.32 UNSAFE STRUCTURE / UNINHABITABLE

You are hereby ORDERED to:
[ ] Vacate the above structure by / / .
[X] Demolish the above structure by 12/09/21, or correct the above noted unsafe conditions by no later than / / .

Failure to correct the unsafe condition or refusal to comply with this ORDER will result in this matter being forwarded to legal counsel for prosecution and assessment of penalties up to $2000 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this ORDER.
Any building or structure vacated pursuant to this ORDER shall not be reoccupied unless and until a certificate of occupancy is issued by the Construction Official.

If you wish to contest this ORDER, you may request a hearing before the Construction Board of Appeals of the COUNTY OF BURLINGTON, within 15 days of receipt of this ORDER as provided by N.J.A.C. 5:23A-2.1. The Application to the Construction Board of Appeals may be used for this purpose.

Your application for appeal must be in writing, setting forth your name and address, the address of the building or site in question, the specific sections of the Uniform Construction Code in question and the extent and nature of your reliance on them. You may include a brief statement setting forth your position and the nature of the relief sought by you, and you may also append any documents that you consider useful.

The fee for an appeal is $100 and should be forwarded with your application to the Construction Board of Appeals Office at:
PO BOX 6000, MT. HOLLY NJ 08060.

If you have any questions concerning this matter, please call: ROGER FORT.

By ORDER of: Construction Official Roger Fort Date: 11-19-21

U.C.C. F241 (4/2003)

RECEIVED
NOV 17 2021
BY:

BAKER, INGRAM & ASSOCIATES
STRUCTURAL ENGINEERS

PRINCIPALS

LAWRENCE R. BAKER, JR., P.E.
A. PAYNTER INGRAM, P.E.
THOMAS E. WOODS, P.E.
BRIAN D. MCGLADE, P.E.
JOHN K. WOOD, P.E.
FRANK M. YOUNG, P.E.

ASSOCIATE PRINCIPALS

IAN T. WALTERS, P.E.
CHERIE J. MOORE, P.E.
JASON D. MOORE, P.E.
MATTHEW R. YOUNG, P.E

SITE VISIT REPORT

Project:	411 Lippincott Avenue, Riverton, NJ
WO#:	H13851-21
Report By:	Anthony Ercole, P.E.
Report Date:	November 16, 2021
Visit Date:	September 21, 2021
Time on Site:	8:30 to 11:00 AM
Participants:	James Brandenberger (part time)

BACKGROUND

Baker Ingram and Associates was retained by James Brandenberger to review the condition of the house at 411 Lippincott Avenue, in Riverton, New Jersey. The house is a three- story structure with a full basement, and is believed to be approximately 90 to 100 years old. Crawl spaces are located below the two covered porches. The purpose of our site visit was to conduct a limited, visual review of the house to identify any readily visible structural issues.

OBSERVATIONS

Basement

1. The basement walls are in fair condition with only minor signs of cracking (Photograph #1). The basement shows signs of on-going water infiltration in several areas, as evidenced by the failing parging and deteriorated mortar joints on the walls.
2. Shoring was installed in several locations throughout the basement (Photograph #2). Shoring in this type of application is generally added to correct sagging floors or reinforce the existing joists.
3. Access into the crawl space from the basement was not possible, therefore we could not determine the condition of the porch framing and columns.

First Floor

1. The porch floor and supporting columns (Photograph #3 and Photograph #4) are in very poor structural condition. Decaying wood at the column bases and missing floor decking was visible in many locations. The eaves of the porch roof have several areas where the wood has completely rotted away (Photograph #5).

BOROUGH OF RIVERTON
PLAN REVIEW
BLDG SUBCODE 11-19-21
FIRE SUBCODE
ELEC SUBCODE
PLMB SUBCODE
MECH SUBCODE
C C RELEASE 11-19-21

REGIONAL OFFICES

LANCASTER, PA
DOVER, DE
NEWARK, DE
HADDON HEIGHTS, NJ
ANNAPOLIS, MD

2. The sills at the bay windows (Photograph #6) on each side of the porch are in extremely poor condition. The wood sills are decayed and have settled making the windows inoperable.
3. Numerous full height vertical wall cracks were observed throughout the interior of the first floor especially at the interface between the bay windows and the main walls of the house (Photograph #7 and Photograph #8).
4. Cracks were observed in the walls and ceiling throughout the first floor.
5. Uneven floors and settlement of the floors were noted throughout the entire first floor.
6. Sections of the floor sheathing and floor framing were missing in the kitchen area (Photograph #9).

Second Floor & Third Floor

1. The stair connecting the first and second floors are noticeably sagging (Photograph #11).
2. Uneven floors and settlement of the floors were noted throughout the both floors. This condition was especially severe in the areas adjacent to the bay windows.
3. The sills at the bay windows have settled and the windows are inoperable (Photograph #12).
4. Many of the exterior sills and eaves are extremely decayed. (Photograph #13, Photograph #14 and Photograph #15).

Exterior

1. Distressed foundation conditions were noted at the rear corner of the building (Photograph #10). This included the cracking in the brick and parging, along with a loss of mortar from within the joints.
2. The chimney on the left side of the house appears to have moved away from the main structure (Photograph #16 and Photograph #17). Mr. Brandenberger noted that he measured the chimney to be out of plumb by as much as 12".
3. Rotting and decaying sections of the exterior eaves were observed in many locations.

DISCUSSION

The general condition of the house is poor, and there are areas of concern that we recommend be addressed.

1. The floors are out of level and slope noticeably toward the exterior of the building. This behavior is frequently the result of decaying wood sills brought on by moisture in the foundation walls. Replacement of sections of the original wood sills may be required.
2. The full height vertical wall cracks in the rooms could also be related to the floor settlements. The repair would necessitate the removal of the existing wood lath and plaster and replacement.
3. Moisture has also damaged the window sills. The walls must be opened to determine the magnitude and extent of the required repair.
4. The exposed roof eaves in many areas are severely deteriorated and will require significant repair.

5. The temporary shoring should be reviewed to determine if the shoring is adequate or should be replaced with permanent posts and footings. Reinforcement or replacement of the existing framing may also be necessary.
6. While the exterior brick work of the chimney appears to be in good condition, it is noticeably out of plumb. The chimney will likely require reconstruction.
7. The main stairway including the floor landings have settled, and sloping hand rails are noticeable at the floor levels. Removal of the existing plaster will be required to determine the cause(s) of the settlement.
8. The porch framing and columns are beyond repair and should be replaced in their entirety.
9. At the rear entrance, the foundation wall has disintegrated and will require reconstruction in localized areas.
10. A number of floor joists supporting the kitchen are decayed and will require replacement.

NOTE:
Our assessment did not include a review of the roof framing or framing in the crawl space.

SUMMARY

It is our professional opinion that the magnitude and scope of the repairs for the items noted above will be very extensive and expensive. Nearly all of the items to be repaired will require the removal of finish materials and replacement with new materials. In some cases, the removal of the existing materials will be extremely difficult requiring detailed shoring/ bracing of the floors and walls to establish the extent of the repairs and determine the proper corrective action.
Based upon our observations of the existing conditions, the house is unsafe for the above mention items especially the holes in the floor, the distressed condition of the main stairway, numerous wall cracks in many locations and is not habitable at the present time.

LIMITATIONS

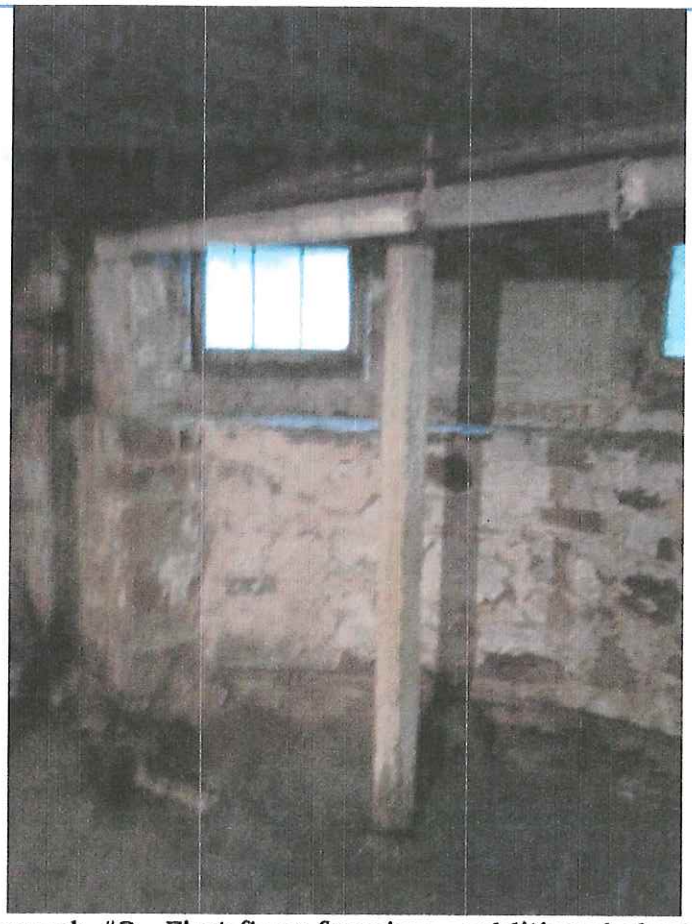
This report is based solely upon the clearly visible structural conditions that were accessible on the date of our site visit, and therefore does not reflect the structural conditions or elements that were either concealed or were not accessible.

We appreciate the opportunity to be of service in this matter. Should you have any questions concerning this report, or if we can be of further service in this matter, please do not hesitate to contact our office.

BAKER, INGRAM & ASSOCIATES

Anthony M. Ercole, P.E.
N.J. License #24GE02491300

Photograph #1 – Basement walls



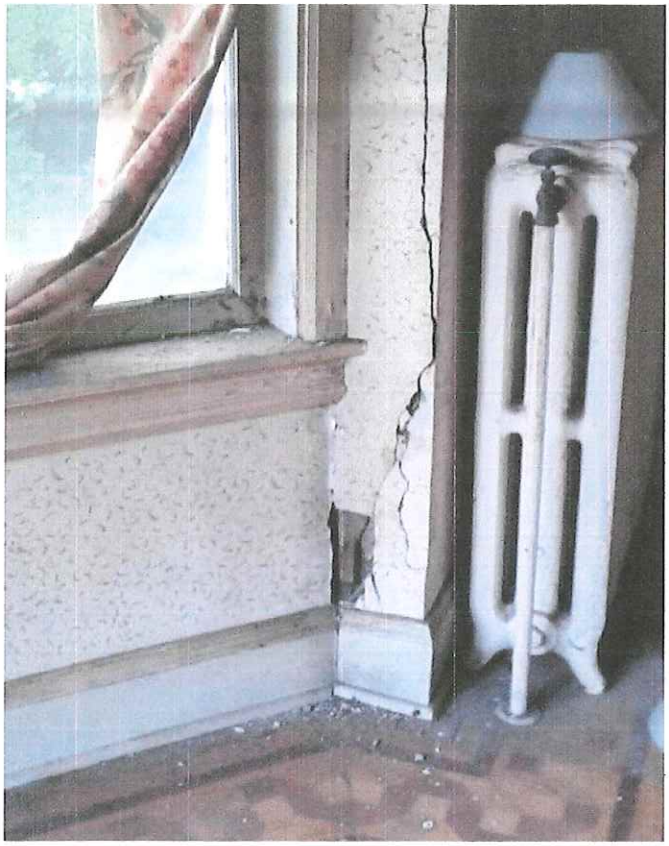
Photograph #2 - First floor framing – additional shores

Photograph #3 – Porch floor and supporting columns

Photograph #4 – Porch floor and supporting columns

Photograph #5 – Porch roof eave

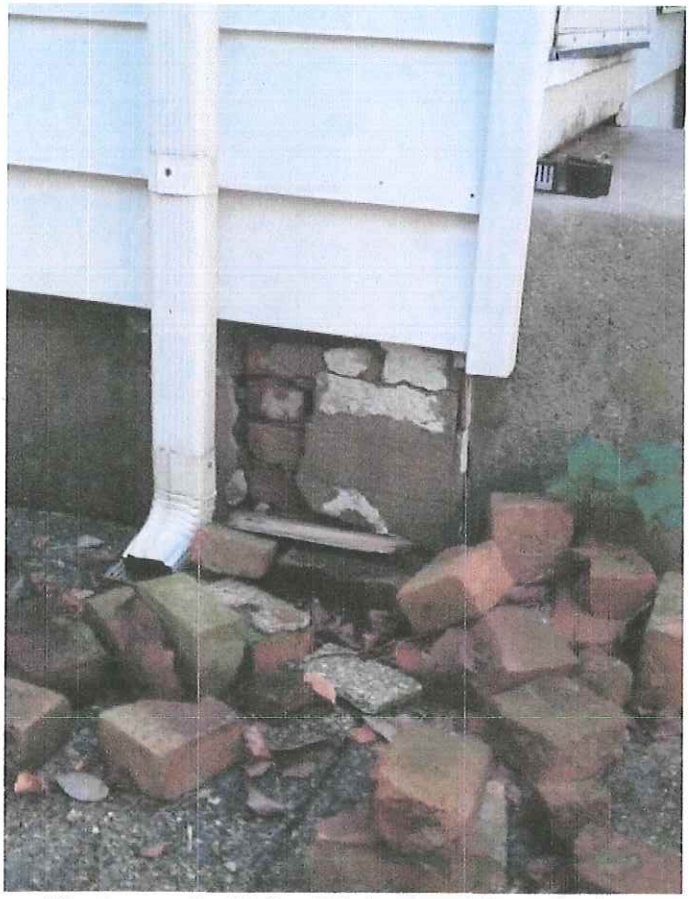
Photograph #6 – Bay window sills



Photograph #7 – Interior first floor wall

Photograph #8 – Interior bay window sills

Photograph #9 – Missing floor framing – kitchen



Photograph #10 – Distressed foundation

Photograph #11 – Stair deflection and settlement

Photograph #12 – Bay window sills

Photograph #13 – Decayed eaves and sills

Photograph #14 – Decayed eaves and sills

Photograph #15 – Decayed eaves and sills

Photograph #16 – Chimney on left side of house

Photograph #17 – Chimney on left side of house

Alaimo Group
Consulting Engineers/Architects

Borough of Riverton

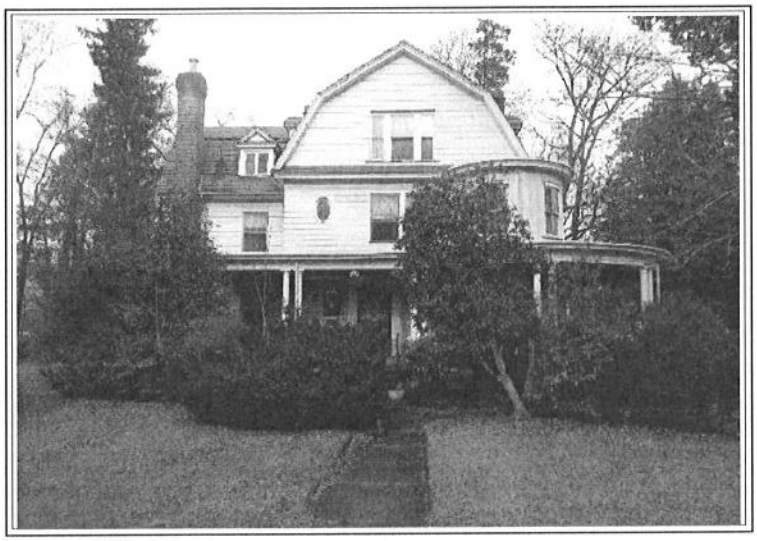
Employee Rate Schedule

January 1, 2022

Professional Category	Hourly Rate
Principal	$215
Senior Associate	$210
Associate	$205
Architect	$205
Senior Project Engineer	$200
Project Engineer	$195
Senior Project Manager	$195
Project Manager	$190
Designer-CAD	$155
Surveying – Supervisor	$160
Surveying - Chief	$160
Surveying - Fieldman	$150
Field Representative - Supervisor	$160
Field Representative	$150
Administrative Assistant	$90
Clerical	$75

Mileage charges are based upon IRS approved rates for the current year.
Prints, copies and other out-of-pocket expenses are billed at direct cost.
AutoCAD billed at $20 per hour.
Robotic Total Station billed at $40 per hour.
Global Positioning System billed at $60 per hour.
Hourly rate in all years subsequent to December 31, 2022 shall be mutually agreed to by both parties.

APPRAISAL OF



LOCATED AT:

411 LIPPINCOTT AVE
RIVERTON, NJ 08077

CLIENT:

JIM BRANDENBURGER
411 LIPPINCOTT AVE
RIVERTON, NJ, 08077

AS OF:

January 5, 2022

BY:

JOSEPH R. O'BRIEN

JIM BRANDENBURGER
411 LIPPINCOTT AVE
RIVERTON, NJ, 08077

File Number: 00009713

In accordance with your request, I have appraised the real property at:

411 LIPPINCOTT AVE
RIVERTON, NJ 08077

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of January 5, 2022 is:

$675,000
Six Hundred Seventy-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Joseph R O'Brien

JOSEPH R. O'BRIEN

00009713

Residential Appraisal Report

File No. 00009713

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User JIM BRANDENBURGER E-mail
Client Address 411 LIPPINCOTT AVE City RIVERTON State NJ Zip 08077
Additional Intended User(s) N/A

Intended Use MARKET VALUE

SUBJECT

Property Address 411 LIPPINCOTT AVE City RIVERTON State NJ Zip 08077
Owner of Public Record JRB PROPERTY GROUP LLC County BURLINGTON
Legal Description BLOCK 801, LOTS 5, 6 & 7
Assessor's Parcel # 31-00801-00005 Tax Year 2021 R.E. Taxes $ 13,790.00
Neighborhood Name RIVERTON Map Reference ACI WEB MAPS Census Tract 7002.00
Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

SALES HISTORY

My research [X] did [ ] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Prior Sale/Transfer: Date 03/26/2021 Price $275,000 Source(s) NJACTB.ORG
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) USPAP COMPLIANCE-IN CONFORMANCE WITH USPAP REPORTING REQUIREMENTS, ANY PRIOR SALES, OPTIONS OR LISTINGS OF THE SUBJECT PROPERTY OR COMPARABLE SALES WITHIN THE PRIOR 36 MONTHS HAS BEEN REPORTED ON THE APPRAISAL REPORT. SUCH REPORTING IS LIMITED TO THE INFORMATION AVAILABLE IN THE DATABASES UTILIZED BY THE APPRAISER AND/OR APPRAISAL FIRM. ALL REASONABLE ATTEMPTS HAVE BEEN MADE TO OBTAIN AND REPORT THIS INFORMATION.

Offerings, options and contracts as of the effective date of the appraisal THE SUBJECT WAS LISTED UNDER MLS#NJBL390376 FOR $250,000. DOM WAS 14. THE SUBJECT OFFERING DATE WAS ON 01/26/2021.

NEIGHBORHOOD

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE	AGE	One-Unit	85 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$(000)	(yrs)	2-4 Unit	5 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	150 Low	5	Multi-Family	5 %
Neighborhood Boundaries	MAIN STREET (NORTH); DELAWARE RIVER (WEST); PARK AVENUE (EAST) AND LINDEN AVENUE (SOUTH)							900 High	200	Commercial	5 %
								400 Pred.	75	Other	%

Neighborhood Description SEE ATTACHED ADDENDUM

Market Conditions (including support for the above conclusions) SEE ATTACHED ADDENDUM

SITE

Dimensions 225 X 190 Area 42750 Sq.Ft. Shape RECTANGULAR View N;Res;
Specific Zoning Classification R-1 Zoning Description RESIDENTIAL
Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street MACADAM	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley NONE	[ ]	[ ]

Site Comments NONE

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials	
Units [X] One [ ] One w/Acc. unit [ ]		[ ] Concrete Slab [ ] Crawl Space		Foundation Walls	MSNRY/AVG	Floors	WD/CRP/GD
# of Stories 3		[X] Full Basement [ ] Partial Basement		Exterior Walls	ALUMIN/GOOD	Walls	DRYWALL/GD
Type [X] Det. [ ] Att. [ ] S.Det./End Unit		Basement Area 1700 sq. ft.		Roof Surface	ASPHLT/GOOD	Trim/Finish	WOOD/GD
[X] Existing [ ] Proposed [ ] Under Const.		Basement Finish 0 %		Gutters & Downspouts	ALM/GOOD	Bath Floor	TILE/GD
Design (Style) COLONIAL		[X] Outside Entry/Exit [X] Sump Pump		Window Type	THMDHNG/GD	Bath Wainscot	FBRGLA/GD
Year Built 1885				Storm Sash/Insulated	YES/YES/GD	Car Storage	[ ] None
Effective Age (Yrs) 8				Screens	YES/GOOD	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [X] FWA [ ] HW [ ] Radiant		Amenities	[ ] WoodStove(s) #0	Driveway Surface	MACADAM
[ ] Drop Stair	[X] Stairs	[ ] Other Fuel GAS		[X] Fireplace(s) # 3	[ ] Fence	[X] Garage	# of Cars 2
[X] Floor	[ ] Scuttle	Cooling [X] Central Air Conditioning		[ ] Patio/Deck	[X] Porch 1	[ ] Carport	# of Cars 0
[X] Finished	[X] Heated	[ ] Individual [ ] Other		[ ] Pool	[ ] Other NONE	[ ] Att.	[X] Det. [ ] Built-in

Appliances [P] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [P] Washer/Dryer [ ] Other (describe)
Finished area above grade contains: 12 Rooms 6 Bedrooms 3.1 Bath(s) 4,548 Square Feet of Gross Living Area Above Grade
Additional Features NONE.

Comments on the Improvements IN ITS PRESENT CONDITION THE SUBJECT IS AT THE END OF ITS ECONOMIC LIFE AND IS UNINHABITABLE. THIS APPRAISAL IS SUBJECT TO THE PROPERTY TO BE COMPLETELY RENOVATED ON THE EXTERIOR AND INTERIOR FROM THE FOUNDATION TO THE ROOF.

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Residential Appraisal Report

File No. 00009713

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
411 LIPPINCOTT AVE Address RIVERTON, NJ 08077		205-207 LIPPINCOTT AVE RIVERTON, NJ 08077		801 THOMAS AVENUE RIVERTON, NJ 08077		203 THOMAS AVENUE RIVERTON, NJ 08077	
Proximity to Subject		0.21 miles NW		0.44 miles SE		0.30 miles NW	
Sale Price	$		$ 690,000		$ 650,000		$ 875,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 124.77 sq. ft.		$ 162.74 sq. ft.		$ 131.88 sq. ft.	
Data Source(s)		MLS#NJBL392555/LP$690,000		MLS#NJBL3985285/LP$650,000		MLS#NJBL395992/LP$875,000	
Verification Source(s)		NJACTB.ORG/VITALGOV.		NJACTB.ORG/VITALGOV.		NJACTB.ORG/VITALGOV.	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		DOM: 6 CNV/NONE		DOM : 8 CASH/NONE		DOM: 6 CNV/NONE	
Date of Sale/Time	03/24/2020	05/17/2021		07/15/2021		06/30/2021	
Location	RES/AVG	RES/AVG		RES/AVG		RES/AVG	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	.98 ACRES	1.54 ACRES		.29 ACRES		.47 ACRES	
View	AVG	AVG		AVG		AVG	
Design (Style)	COLONIAL	VICTORIAN		COLONIAL		COLONIAL	
Quality of Construction	AVG	AVG		AVG		GOOD	-70,000
Actual Age	137+/- Years	136+/- Years		122+/- Years		17+/- Years	
Condition	GOOD	AVG	50,000	GOOD		GOOD	
Above Grade Room Count (Total / Bdrms / Baths)	12 / 6 / 3.1	12 / 6 / 3.1		12 / 7 / 4.1	-5,000	12 / 5 / 6.1	-15,000
Gross Living Area 50.00	4,548 sq. ft.	5,530 sq. ft.	-49,100	3,994 sq. ft.	27,700	6,635 sq. ft.	-104,350
Basement & Finished Rooms Below Grade	BSMNT UNFINISHED	BSMNT FINISHED	-10,000	BSMNT UNFINISHED		BSMNT FINISHED	-10,000
Functional Utility	AVG	AVG		AVG		AVG	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	NONE	SOLAR	0	NONE		NONE	
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porch/Patio/Deck	PRC/3FP	PRC/3FP		PRC/3FP			
OTHER	NONE	NONE		NONE		NONE	
Net Adjustment (Total)		☐ + ☒ -	$ 9,100	☒ + ☐ -	$ 22,700	☐ + ☒ -	$ 199,350
Adjusted Sale Price of Comparables		Net Adj. -1.3% Gross Adj. 15.8%	$ 680,900	Net Adj. 3.5% Gross Adj. 5.0%	$ 672,700	Net Adj. -22.8% Gross Adj. 22.8%	$ 675,650

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach SEE ATTACHED ADDENDUM

COST APPROACH

COST APPROACH TO VALUE

Site Value Comments THE SUBJECTS ESTIMATED SITE VALUE WAS BASED ON EXTRACTION AND ALLOCATION METHODS WHICH WERE SUPPORTED BY MLS AND TAX INFORMATION.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data

Quality rating from cost service Effective date of cost data

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

COST APPROACH WAS NOT USED SINCE PARTICIPANTS IN THE MARKET PLACE DO NOT RECOGNIZE THE COST APPROACH TO DETERMINE MARKET VALUE.

OPINION OF SITE VALUE			= $	
Dwelling	4,548 Sq. Ft. @ $		= $	0
	Sq. Ft. @ $		= $	0
Garage/Carport	504 Sq. Ft. @ $		= $	0
Total Estimate of Cost-New			= $	0
Less Depreciation	Physical	Functional	External	= $ (0)
Depreciated Cost of Improvements			= $	0
"As-is" Value of Site Improvements			= $	
INDICATED VALUE BY COST APPROACH			= $	0

INCOME

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 675,000 Cost Approach (If developed) $ 0 Income Approach (If developed) $ 0

GREATEST WEIGHT GIVEN TO THE MARKET APPROACH TO VALUE. COST APPROACH IS SUPPORTIVE. THE INCOME APPROACH DOES NOT APPLY TO OWNER OCCUPIED SINGLE FAMILY HOMES.

This appraisal is made ☐ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☒ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed ☐ subject to the following:

SUBJECT TO THE PROPERTY BEING 100% RENOVATED ON THE INTERIOR AND EXTERIOR WITH BUILDERS STANDARD GRADE MATERIALS.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is $ 675,000 as of 01/05/2022, which is the effective date of this appraisal.

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Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.

11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

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Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: [X] Market Value [ ] Other Value: _____

Source of Definition: _____

ADDRESS OF THE PROPERTY APPRAISED:
411 LIPPINCOTT AVE
RIVERTON, NJ 08077
EFFECTIVE DATE OF THE APPRAISAL: 01/05/2022
APPRAISED VALUE OF THE SUBJECT PROPERTY $ 675,000

APPRAISER

Signature: Joseph R O'Brien
Name: JOSEPH R. O'BRIEN
State Certification # 42RC00240800
or License # _____
or Other (describe): _____ State #: _____
State: NJ
Expiration Date of Certification or License: 12/31/2023
Date of Signature and Report: 02/16/2022
Date of Property Viewing: _____
Degree of property viewing:
[X] Interior and Exterior [ ] Exterior Only [ ] Did not personally view

SUPERVISORY APPRAISER

Signature: _____
Name: _____
State Certification # _____
or License # _____
State: _____
Expiration Date of Certification or License: _____
Date of Signature: _____
Date of Property Viewing: _____
Degree of property viewing:
[ ] Interior and Exterior [ ] Exterior Only [ ] Did not personally view

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ADDENDUM

Client: JIM BRANDENBURGER		File No.: 00009713
Property Address: 411 LIPPINCOTT AVE		Case No.: 00009713
City: RIVERTON	State: NJ	Zip: 08077

Neighborhood Description
THE SUBJECT IS LOCATED IN A OLD ESTABLISHES RESIDENTIAL NEIGHBORHOOD WHICH IS COMPRISED OF SINGLE FAMILY DETACHED HOMES OF A COMPATIBLE MIXTURE. TYPICAL STYLES ARE COLONIAL; VICTORIAN; TUDOR; CAPECOD AND RANCH. HOMES RANGE IN SIZE FROM 1,000SF TO 7,000SF. HOME PROPERTY MAINTENANCE IN THE AREA IS AVERAGE AND FUTURE MARKETABILITY SHOULD REMAIN SATISFACTORY. MOST ESSENTIAL PUBLIC AMENITIES AND COMMERCIAL SUPPORT FACILITIES ARE LOCATED WITHIN 2-3 MILES OF THE SUBJECT. THERE ARE ALSO NUMEROUS MUNICIPAL/COUNTY PARKS AND PUBLIC/PRIVATE COUNTRY CLUBS IN THE AREA FOR RECREATION. MAJOR COMMUTER ARTERIES ROUTES 130, 73, 295 AND THE N.J. TURN PIKE ARE EASILY ACCESSED AND PROVIDE CONVENIENT LINKS TO EMPLOYMENT CENTERS THROUGHOUT THE REGION.

Neighborhood Market Conditions
MARKET CONDITIONS- GENERAL MARKET CONDITIONS ARE CONSISTENT WITH TYPICAL FINANCING BEING CONVENTIONAL, FHA OR VA. AT THIS TIME DISCOUNTS, BUYDOWNS OR CONCESSIONS ARE BEING UTILIZED WITH NO NEGATIVE IMPACT IN THE MARKETPLACE. TYPICAL MARKETING AND EXPOSURE TIME IS 3-6 MONTHS IN THIS AREA FOR COMPETITIVELY PRICED PROPERTIES. . BASED ON REGIONAL TREND STATISTICS AVAILABLE FROM THE GOVERNMENT AND THE LOCAL MLS AND IT APPEARS IN THE 3RD QUARTER 2021 PRICES ARE STABILIZING. THEREFORE NO TIME ADJ'S WERE WARRANTED.

Comments on Sales Comparison
THE SALES COMPARABLES USED ARE VERIFIED AS CLOSED. ALL DATES SHOWN ON SALES COMPARISON GRID ARE EITHER CONTRACT, PENDING OR LISTING DATES UNLESS INDICATED OTHERWISE. EQUAL CONSIDERATION WAS GIVEN TO ALL COMPS IN THE SUBJECTS FINAL ESTIMATE OF VALUE. THE SUBJECTS ESTIMATED MARKETING TIME AT THE APPRAISED VALUE IS 1 TO 3 MONTHS. GLA WAS ADJUSTED AT $50.00 PER SF.

SALES ANALYSIS INDICATES THE FOLLOWING ADJUSTMENTS.

1.) COMP 1 WAS ADJUSTED FOR CONDITION SINCE IT HAD LESS REMODELING AND MORE PHYSICAL DEPRECIATION.

2.) COMP 3 WAS ADJUSTED FOR QUALITY SINCE IT HAD HIGHER GRADE KITCHEN, BATHROOM AND INTERIOR FINISHES.

IT SHOULD BE NOTED THAT IF THE SUBJECT PROPERTY WAS TO BE REMODELED WITH BUILDERS CUSTOM GRADE BATHROOMS KITCHEN AND INTERIOR FINISHES ITS VALUE WOULD BE $730,000.

DIMENSION LIST ADDENDUM

Client: JIM BRANDENBURGER		File No.: 00009713
Property Address: 411 LIPPINCOTT AVE		Case No.: 00009713
City: RIVERTON	State: NJ	Zip: 08077

GROSS BUILDING AREA (GBA)	4,548
GROSS LIVING AREA (GLA)	4,548

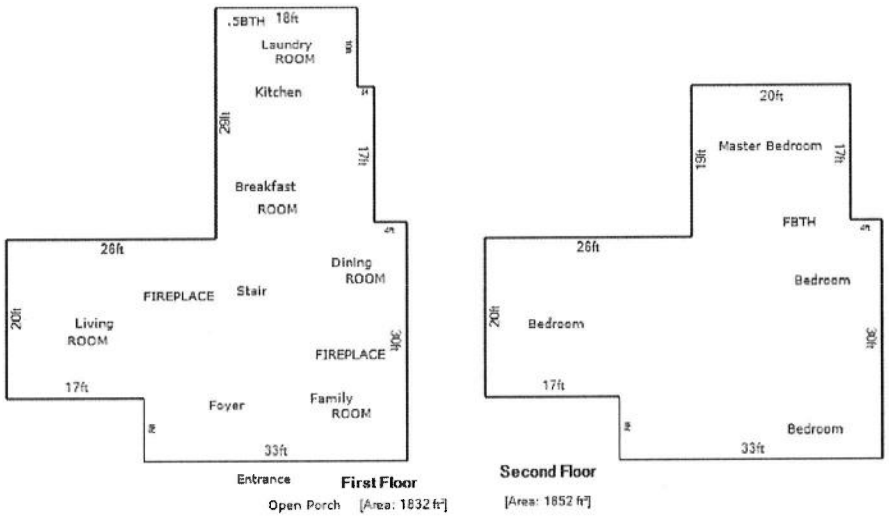
Area(s)	GBA	Area	% of GLA	% of GBA
Living		4,548		100.00
Level 1		1,832	40.28	40.28
Level 2		1,652	36.32	36.32
Level 3		1,064	23.39	23.39
Other				
Basement	☐			
Garage	☐	504		
	☐			

Area Measurements										Area Type					
Measurements				Factor		Total		Level 1	Level 2	Level 3	Other	Bsmt.	Garage
17.00	x	20.00	x	1.00	=	340.00		☒	☐	☐	☐	☐	☐
10.00	x	18.00	x	1.00	=	180.00		☒	☐	☐	☐	☐	☐
33.00	x	28.00	x	1.00	=	924.00		☒	☐	☐	☐	☐	☐
19.00	x	20.00	x	1.00	=	380.00		☒	☐	☐	☐	☐	☐
4.00	x	2.00	x	1.00	=	8.00		☒	☐	☐	☐	☐	☐
17.00	x	20.00	x	1.00	=	340.00		☐	☒	☐	☐	☐	☐
33.00	x	28.00	x	1.00	=	924.00		☐	☒	☐	☐	☐	☐
19.00	x	20.00	x	1.00	=	380.00		☐	☒	☐	☐	☐	☐
4.00	x	2.00	x	1.00	=	8.00		☐	☒	☐	☐	☐	☐
21.00	x	24.00	x	1.00	=	504.00		☐	☐	☐	☐	☐	☒
25.00	x	31.00	x	1.00	=	775.00		☐	☐	☒	☐	☐	☐
17.00	x	17.00	x	1.00	=	289.00		☐	☐	☒	☐	☐	☐

FLOORPLAN SKETCH

Client: JIM BRANDENBURGER	File No.: 00009713
Property Address: 411 LIPPINCOTT AVE	Case No.: 00009713
City: RIVERTON State: NJ	Zip: 08077

Sketch



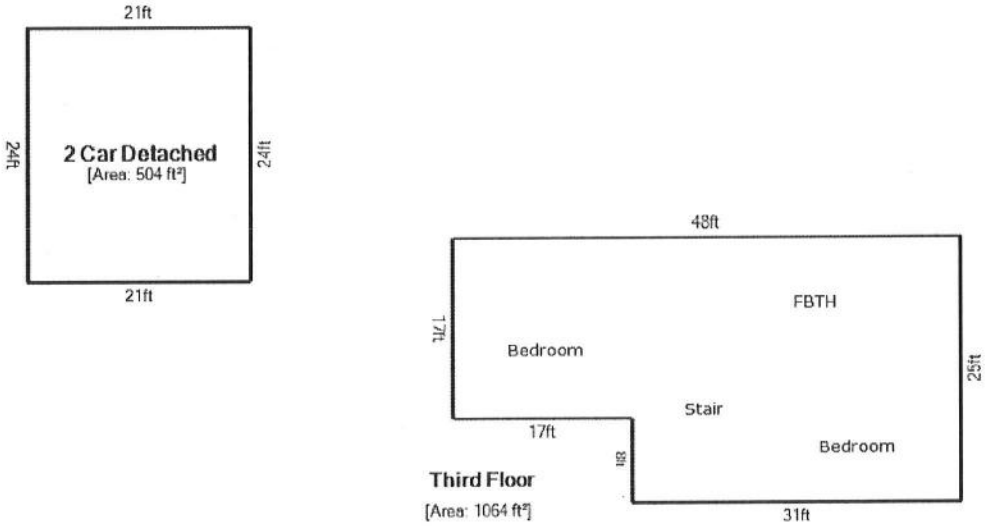
16 ft

Living Area		Area Calculation				
First Floor	1832 ft²	First Floor				x 1.00 = 1832 ft²
Second Floor	1662 ft²	☐	17ft x	20ft x	1.00 =	340 ft²
		☐	10ft x	18ft x	1.00 =	180 ft²
		☐	33ft x	28ft x	1.00 =	924 ft²
		☐	19ft x	20ft x	1.00 =	380 ft²
		☐	4ft x	2ft x	1.00 =	8 ft²
		Second Floor				x 1.00 = 1652 ft²
		☐	17ft x	20ft x	1.00 =	340 ft²
		☐	33ft x	28ft x	1.00 =	924 ft²
		☐	19ft x	20ft x	1.00 =	380 ft²
Total Living Area (rounded):	3484 ft²	☐	4ft x	2ft x	1.00 =	8 ft²

FLOORPLAN SKETCH

Client: JIM BRANDENBURGER	File No.: 00009713
Property Address: 411 LIPPINCOTT AVE	Case No.: 00009713
City: RIVERTON State: NJ	Zip: 08077

Sketch



12 ft

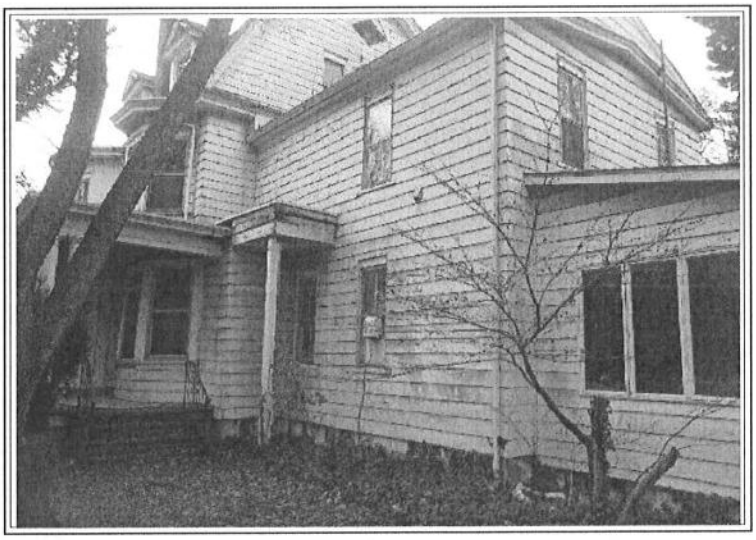
Living Area		Area Calculation				
Third Floor	1064 ft²	Third Floor				x 1.00 = 1064 ft²
Nonliving Area		25ft x	31ft x	1.00 =	775 ft²	
2 Car Detached	504 ft²	17ft x	17ft x	1.00 =	289 ft²	
Total Living Area (rounded):	1064 ft²					

SUBJECT PROPERTY PHOTO ADDENDUM

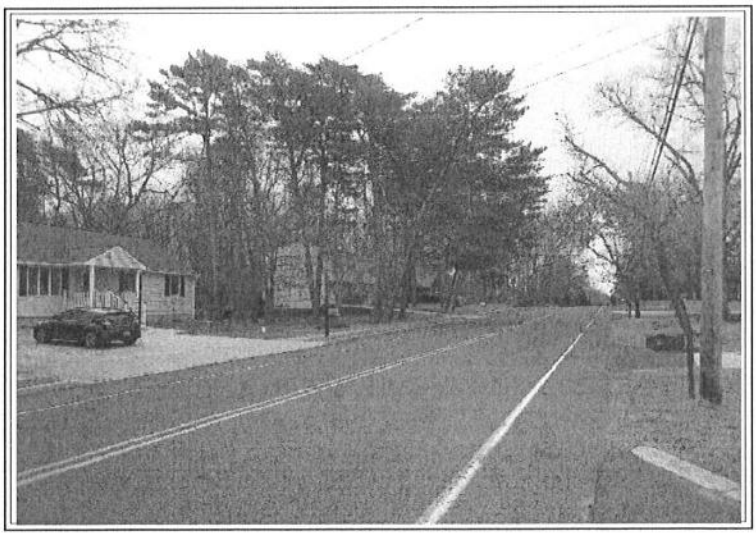
Client: JIM BRANDENBURGER		File No.: 00009713
Property Address: 411 LIPPINCOTT AVE		Case No.: 00009713
City: RIVERTON	State: NJ	Zip: 08077

FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: January 5, 2022
Appraised Value: $ 675,000

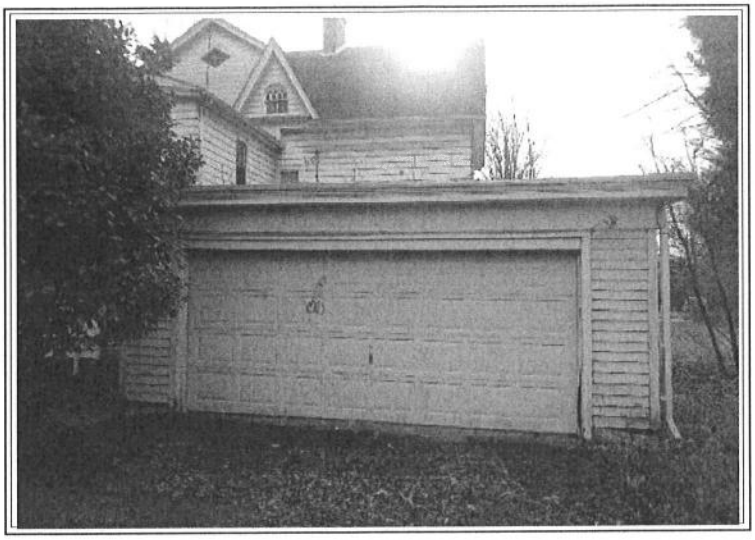


REAR VIEW OF
SUBJECT PROPERTY

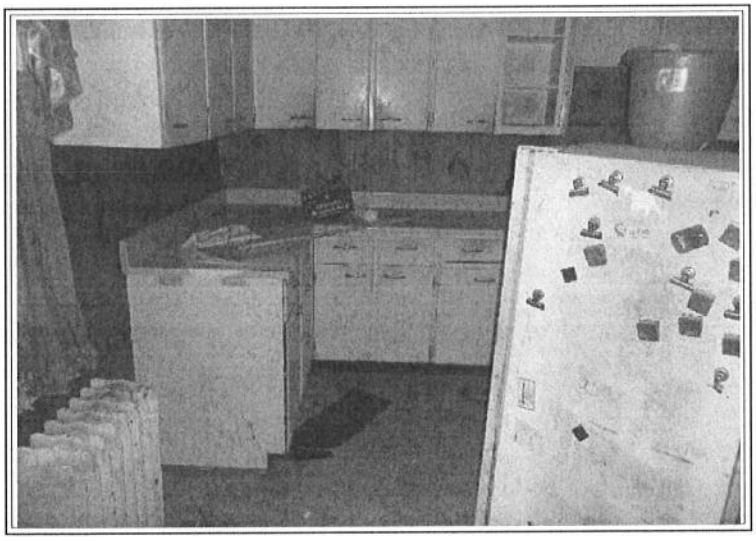


STREET SCENE

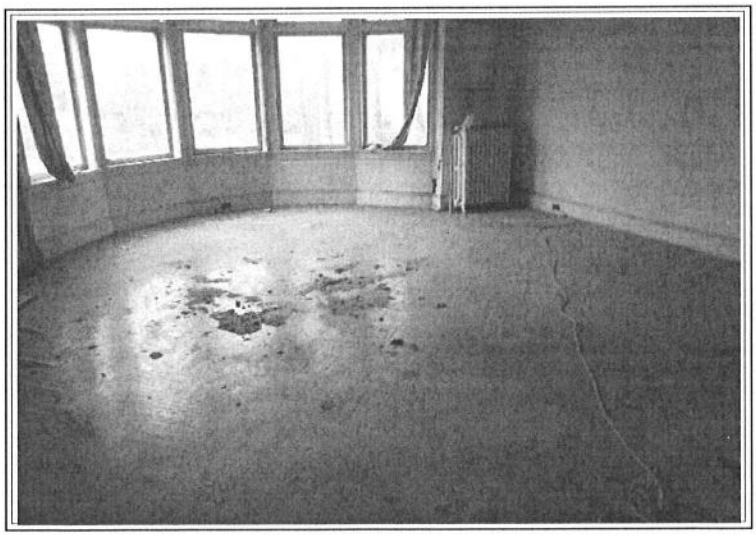
Client: JIM BRANDENBURGER		File No.: 00009713
Property Address: 411 LIPPINCOTT AVE		Case No.: 00009713
City: RIVERTON	State: NJ	Zip: 08077



GARAGE

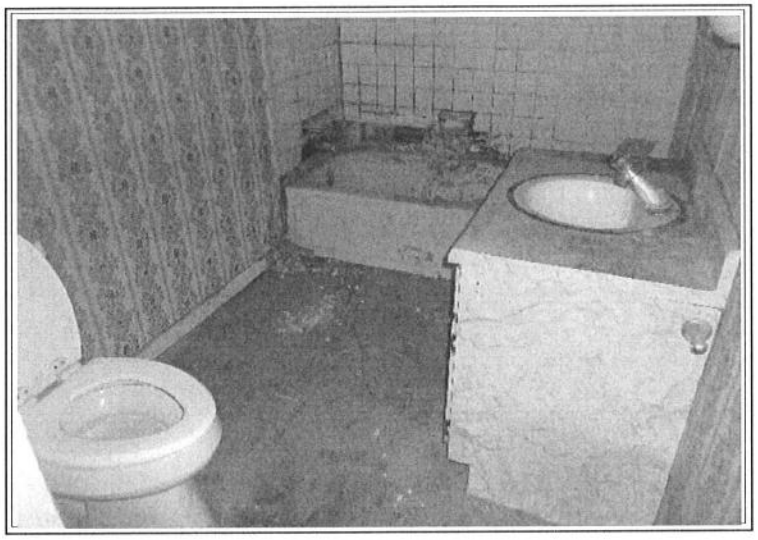


KITCHEN

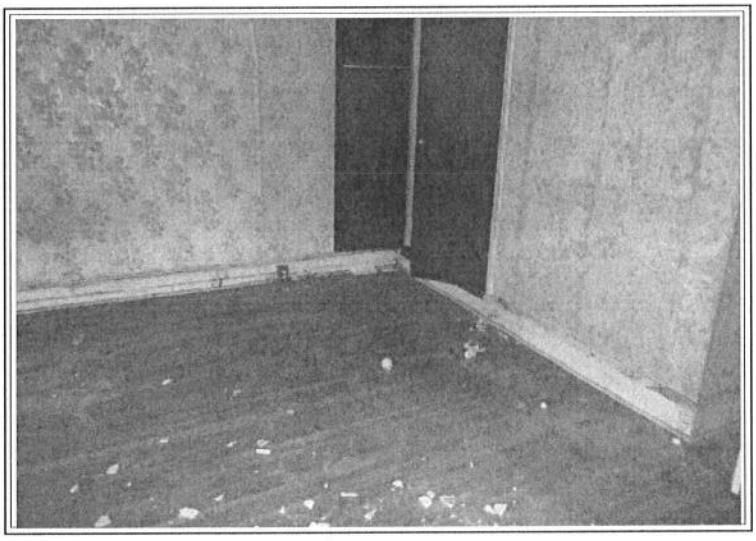


LIVING ROOM

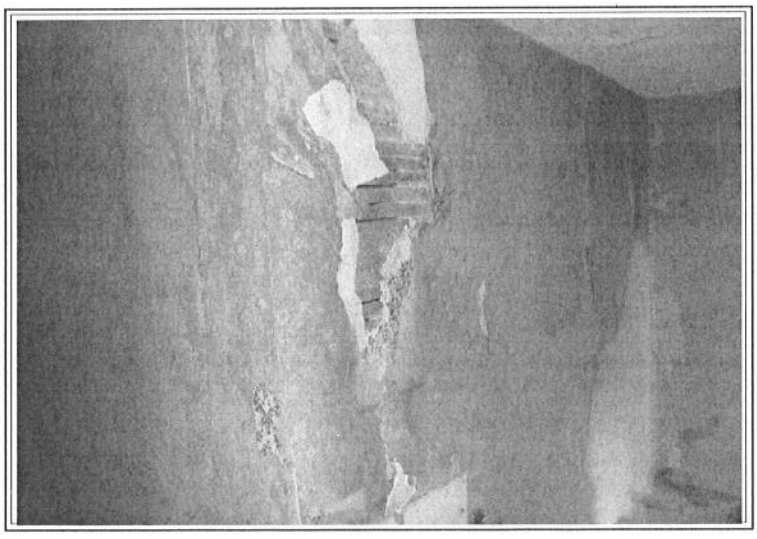
Client: JIM BRANDENBURGER		File No.: 00009713
Property Address: 411 LIPPINCOTT AVE		Case No.: 00009713
City: RIVERTON	State: NJ	Zip: 08077



BATHROOM



BEDROOM



HALLWAY

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: JIM BRANDENBURGER		File No.: 00009713
Property Address: 411 LIPPINCOTT AVE		Case No.: 00009713
City: RIVERTON	State: NJ	Zip: 08077

COMPARABLE SALE #1

205-207 LIPPINCOTT AVE
RIVERTON, NJ 08077
Sale Date: 05/17/2021
Sale Price: $ 690,000

COMPARABLE SALE #2

801 THOMAS AVENUE
RIVERTON, NJ 08077
Sale Date: 07/15/2021
Sale Price: $ 650,000

COMPARABLE SALE #3

203 THOMAS AVENUE
RIVERTON, NJ 08077
Sale Date: 06/30/2021
Sale Price: $ 875,000

FLOOD MAP

Client: JIM BRANDENBURGER		File No.: 00009713
Property Address: 411 LIPPINCOTT AVE		Case No.: 00009713
City: RIVERTON	State: NJ	Zip: 08077

FLOOD INFORMATION

Community: Borough of Riverton
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 34005C0094F
Panel: 34005C0094
Zone: X
Map Date: 12-21-2017
FIPS: 34005
Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area – High Risk

= Moderate and Minimal Risk Areas

Road View:

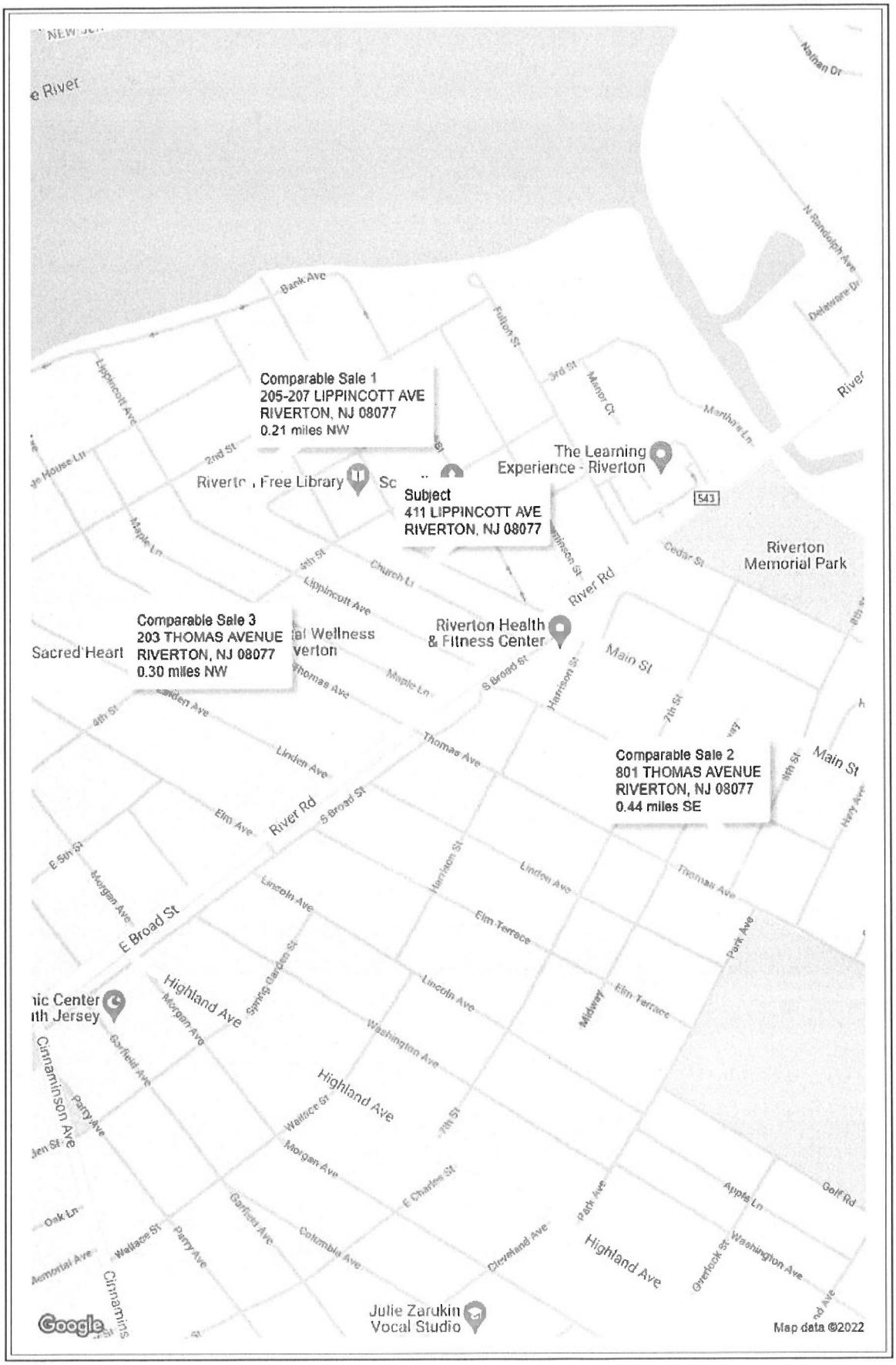
= Forest = Water

Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of the flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling between map types and are separate from flood zone information at market location. No liability is accepted to any third party for any loss or reliance of this flood report or its data.

LOCATION MAP

Client: JIM BRANDENBURGER		File No.: 00009713
Property Address: 411 LIPPINCOTT AVE		Case No.: 00009713
City: RIVERTON	State: NJ	Zip: 08077



Subject Front View

Title

Subject Rear View

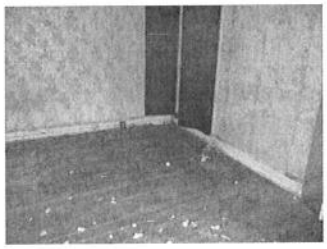
Subject Street Scene

Extra Photo 1

Extra Photo 2

Extra Photo 3

Extra Photo 1



Extra Photo 2

Extra Photo 3

Sales Comp. 1

Sales Comp. 2

Sales Comp. 3

Flood Map

Location Map

Order Form

ORDER INFORMATION

General

File No.: 00009713
Case No: 00009713
Client File No.:
Tracking No.:
Filename: C:\PROGRAM FILES (X86)\ACI32\REPORTS\00009713.ACI

Loan Type:
Job Type:
Property Type:
Form Type:

Property Information

Address: 411 LIPPINCOTT AVE
City: RIVERTON County: BURLINGTON St: NJ Zip: 08077
Location: Map No: ACI WEB MAPS Census: 7002.00
Legal: BLOCK 801, LOTS 5, 6 & 7
Sale Price: ☐ Refinance Loan Amt.: Date of Sale: 03/24/2020
Rooms: 12 Bedrooms: 6 Baths: 3.1 Appraised Value: $675,000
Borrower First: Last: Owner: JRB PROPERTY GROUP LLC

Status:

Dates

Ordered:
Due:
Assigned:
Inspected: January 5, 2022
Reviewed:
Signed: 02/16/2022
Fax/EDI:
Delivered:
Invoiced:
User Defined:
Cancelled:
Paid:

CLIENT

Client Information ☒ Ordered By ☐ Bill To ☐ Send To

Client: JIM BRANDENBURGER
Branch:
Address: 411 LIPPINCOTT AVE
City: RIVERTON State: NJ Zip: 08077
Phone: Fax:
Contact:
Misc:

Billing Information

Invoice No.:
Fee: $400.00
Tax: $0.00
Total Amount: $400.00
Payment 1:
Check #: Date:
Payment 2:
Check #: Date:
Due: $400.00

Client Information ☐ Bill To ☐ Send To

Client:
Branch:
Address:
City: State: Zip:
Phone: Fax:
Contact:
Misc:

NAME

Appraiser/Broker Information

Name: JOSEPH R. O'BRIEN Supervisor:
Cert #: 42RC00240800 State: Cert #: State:
License #: 42RA00341900 State: NJ License #: State:
Exp. Date: 12/31/2023 Exp. Date:

INSTRUCTIONS/CONTACTS

Primary Contact Information

Primary Contact: Home Phone:
Best time to call: Work Phone:

Secondary Contact Information

Secondary Contact: Home Phone:
Best time to call: Work Phone:

Special Instructions

COMMENTS

Comments

********* INVOICE *********

File Number: 00009713

Invoice # :
Order Date :
Reference/Case # : 00009713
PO Number :

411 LIPPINCOTT AVE
RIVERTON, NJ 08077

PAID AT INSPECTION	$	400.00
	$	
Invoice Total	$	400.00
State Sales Tax @	$	0.00
Deposit	($	)
Deposit	($	)
Amount Due	$	400.00

Terms: PAID AT TIME OF INSPECTION

Please Make Check Payable To:

JOSEPH O'BRIEN
21 CRANBERRY RUN
SOUTHAMPTON NJ 08088

Fed. I.D. #:

APPRAISAL OF

LOCATED AT:

411 LIPPINCOTT AVE
RIVERTON, NJ 08077

CLIENT:

JIM BRANDENBURGER
411 LIPPINCOTT AVE
RIVERTON, NJ, 08077

AS OF:

January 5, 2022

BY:

JOSEPH R. O'BRIEN

JIM BRANDENBURGER
411 LIPPINCOTT AVE
RIVERTON, NJ, 08077

File Number: 00009713

In accordance with your request, I have appraised the real property at:

411 LIPPINCOTT AVE
RIVERTON, NJ 08077

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of January 5, 2022 is:

$675,000
Six Hundred Seventy-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Joseph R O'Brien
JOSEPH R. O'BRIEN

00009713

Residential Appraisal Report

File No. 00009713

PURPOSE

The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.

Client Name/Intended User JIM BRANDENBURGER E-mail

Client Address 411 LIPPINCOTT AVE City RIVERTON State NJ Zip 08077

Additional Intended User(s) N/A

Intended Use MARKET VALUE

SUBJECT

Property Address 411 LIPPINCOTT AVE City RIVERTON State NJ Zip 08077

Owner of Public Record JRB PROPERTY GROUP LLC County BURLINGTON

Legal Description BLOCK 801, LOTS 5, 6 & 7

Assessor's Parcel # 31-00801-00005 Tax Year 2021 R.E. Taxes $ 13,790.00

Neighborhood Name RIVERTON Map Reference ACI WEB MAPS Census Tract 7002.00

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

SALES HISTORY

My research [X] did [ ] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date 03/26/2021 Price $275,000 Source(s) NJACTB.ORG

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) USPAP COMPLIANCE-IN CONFORMANCE WITH USPAP REPORTING REQUIREMENTS, ANY PRIOR SALES, OPTIONS OR LISTINGS OF THE SUBJECT PROPERTY OR COMPARABLE SALES WITHIN THE PRIOR 36 MONTHS HAS BEEN REPORTED ON THE APPRAISAL REPORT. SUCH REPORTING IS LIMITED TO THE INFORMATION AVAILABLE IN THE DATABASES UTILIZED BY THE APPRAISER AND/OR APPRAISAL FIRM. ALL REASONABLE ATTEMPTS HAVE BEEN MADE TO OBTAIN AND REPORT THIS INFORMATION.

Offerings, options and contracts as of the effective date of the appraisal THE SUBJECT WAS LISTED UNDER MLS#NJBL390376 FOR $250,000. DOM WAS 14. THE SUBJECT OFFERING DATE WAS ON 01/26/2021.

NEIGHBORHOOD

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	[ ] Urban	[X] Suburban [ ] Rural	Property Values	[ ] Increasing	[X] Stable [ ] Declining	PRICE	AGE	One-Unit	85 %
Built-Up	[X] Over 75%	[ ] 25-75% [ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance [ ] Over Supply	$(000)	(yrs)	2-4 Unit	5 %
Growth	[ ] Rapid	[X] Stable [ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths [ ] Over 6 mths	150 Low	5	Multi-Family	5 %
						900 High	200	Commercial	5 %
						400 Pred.	75	Other	%

Neighborhood Boundaries MAIN STREET (NORTH); DELAWARE RIVER (WEST); PARK AVENUE (EAST) AND LINDEN AVENUE (SOUTH)

Neighborhood Description SEE ATTACHED ADDENDUM

Market Conditions (including support for the above conclusions) SEE ATTACHED ADDENDUM

SITE

Dimensions 225 X 190 Area 42750 Sq.Ft. Shape RECTANGULAR View N;Res;

Specific Zoning Classification R-1 Zoning Description RESIDENTIAL

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street MACADAM	[X]	[ ]
Gas	[X]	[ ]	Sanitary Sewer	[X]	[ ]	Alley NONE	[ ]	[ ]

Site Comments NONE

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION	materials	INTERIOR	materials
Units [X] One [ ] One w/Acc. unit [ ]		[ ] Concrete Slab [ ] Crawl Space		Foundation Walls	MSNRY/AVG	Floors	WD/CRP/GD
# of Stories 3		[X] Full Basement [ ] Partial Basement		Exterior Walls	ALUMIN/GOOD	Walls	DRYWALL/GD
Type [X] Det. [ ] Att. [ ] S-Det./End Unit		Basement Area 1700 sq. ft.		Roof Surface	ASPHLT/GOOD	Trim/Finish	WOOD/GD
[X] Existing [ ] Proposed [ ] Under Const.		Basement Finish 0 %		Gutters & Downspouts	ALM/GOOD	Bath Floor	TILE/GD
Design (Style) COLONIAL		[X] Outside Entry/Exit [X] Sump Pump		Window Type	THMDHNG/GD	Bath Wainscot	FBRGLA/GD
Year Built 1885				Storm Sash/Insulated	YES/YES/GD	Car Storage	[ ] None
Effective Age (Yrs) 8				Screens	YES/GOOD	[X] Driveway	# of Cars 2
Attic	[ ] None	Heating [X] FWA [ ] HW [ ] Radiant		Amenities	[ ] WoodStove(s) #0	Driveway Surface	MACADAM
[ ] Drop Stair	[X] Stairs	[ ] Other Fuel GAS		[X] Fireplace(s) # 3	[ ] Fence	[X] Garage	# of Cars 2
[X] Floor	[ ] Scuttle	Cooling [X] Central Air Conditioning		[ ] Patio/Deck	[X] Porch 1	[ ] Carport	# of Cars 0
[X] Finished	[X] Heated	[ ] Individual [ ] Other		[ ] Pool	[ ] Other NONE	[ ] Att.	[X] Det. [ ] Built-in

Appliances [P] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [P] Washer/Dryer [ ] Other (describe)

Finished area above grade contains: 12 Rooms 6 Bedrooms 3.1 Bath(s) 4,548 Square Feet of Gross Living Area Above Grade

Additional Features NONE.

Comments on the Improvements IN ITS PRESENT CONDITION THE SUBJECT IS AT THE END OF ITS ECONOMIC LIFE AND IS UNINHABITABLE. THIS APPRAISAL IS SUBJECT TO THE PROPERTY TO BE COMPLETELY RENOVATED ON THE EXTERIOR AND INTERIOR FROM THE FOUNDATION TO THE ROOF.

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GPAR1004_10 05262010

Residential Appraisal Report

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
411 LIPPINCOTT AVE		205-207 LIPPINCOTT AVE		801 THOMAS AVENUE		203 THOMAS AVENUE	
Address RIVERTON, NJ 08077		RIVERTON, NJ 08077		RIVERTON, NJ 08077		RIVERTON, NJ 08077	
Proximity to Subject		0.21 miles NW		0.44 miles SE		0.30 miles NW	
Sale Price	$		$ 690,000		$ 650,000		$ 875,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 124.77 sq. ft.		$ 162.74 sq. ft.		$ 131.88 sq. ft.	
Data Source(s)		MLS#NJBL392555/LP$690,000		MLS#NJBL3985285/LP$650,000		MLS#NJBL395992/LP$875,000	
Verification Source(s)		NJACTB.ORG/VITALGOV.		NJACTB.ORG/VITALGOV.		NJACTB.ORG/VITALGOV.	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing Concessions		DOM: 6 CNV/NONE		DOM : 8 CASH/NONE		DOM: 6 CNV/NONE	
Date of Sale/Time	03/24/2020	05/17/2021		07/15/2021		06/30/2021	
Location	RES/AVG	RES/AVG		RES/AVG		RES/AVG	
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE		FEE SIMPLE		FEE SIMPLE	
Site	.98 ACRES	1.54 ACRES		.29 ACRES		.47 ACRES	
View	AVG	AVG		AVG		AVG	
Design (Style)	COLONIAL	VICTORIAN		COLONIAL		COLONIAL	
Quality of Construction	AVG	AVG		AVG		GOOD	-70,000
Actual Age	137+/- Years	136+/- Years		122+/- Years		17+/- Years	
Condition	GOOD	AVG	50,000	GOOD		GOOD	
Above Grade Room Count (Total / Bdrms / Baths)	12 / 6 / 3.1	12 / 6 / 3.1		12 / 7 / 4.1	-5,000	12 / 5 / 6.1	-15,000
Gross Living Area 50.00	4,548 sq. ft.	5,530 sq. ft.	-49,100	3,994 sq. ft.	27,700	6,635 sq. ft.	-104,350
Basement & Finished Rooms Below Grade	BSMNT UNFINISHED	BSMNT FINISHED	-10,000	BSMNT UNFINISHED		BSMNT FINISHED	-10,000
Functional Utility	AVG	AVG		AVG		AVG	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	NONE	SOLAR	0	NONE		NONE	
Garage/Carport	2 Car Garage	2 Car Garage		2 Car Garage		2 Car Garage	
Porch/Patio/Deck	PRC/3FP	PRC/3FP		PRC/3FP			
OTHER	NONE	NONE		NONE		NONE	
Net Adjustment (Total)		☐ + ☒ -	$ 9,100	☒ + ☐ -	$ 22,700	☐ + ☒ -	$ 199,350
Adjusted Sale Price of Comparables		Net Adj. -1.3% Gross Adj. 15.8%	$ 680,900	Net Adj. 3.5% Gross Adj. 5.0%	$ 672,700	Net Adj. -22.8% Gross Adj. 22.8%	$ 675,650

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach SEE ATTACHED ADDENDUM

COST APPROACH

COST APPROACH TO VALUE

Site Value Comments THE SUBJECTS ESTIMATED SITE VALUE WAS BASED ON EXTRACTION AND ALLOCATION METHODS WHICH WERE SUPPORTED BY MLS AND TAX INFORMATION.

ESTIMATED ☐ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data

Quality rating from cost service Effective date of cost data

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

COST APPROACH WAS NOT USED SINCE PARTICIPANTS IN THE MARKET PLACE DO NOT RECOGNIZE THE COST APPROACH TO DETERMINE MARKET VALUE.

OPINION OF SITE VALUE				= $
Dwelling	4,548 Sq. Ft. @ $			= $ 0
	Sq. Ft. @ $			= $ 0
Garage/Carport 504	Sq. Ft. @ $			= $ 0
Total Estimate of Cost-New				= $ 0
Less	Physical	Functional	External	
Depreciation				= $ (0)
Depreciated Cost of Improvements				= $ 0
"As-is" Value of Site Improvements				= $
INDICATED VALUE BY COST APPROACH				= $ 0

INCOME

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent $ X Gross Rent Multiplier = $ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 675,000 Cost Approach (If developed) $ 0 Income Approach (If developed) $ 0

GREATEST WEIGHT GIVEN TO THE MARKET APPROACH TO VALUE. COST APPROACH IS SUPPORTIVE. THE INCOME APPROACH DOES NOT APPLY TO OWNER OCCUPIED SINGLE FAMILY HOMES.

This appraisal is made ☐ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☒ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed ☐ subject to the following:

SUBJECT TO THE PROPERTY BEING 100% RENOVATED ON THE INTERIOR AND EXTERIOR WITH BUILDERS STANDARD GRADE MATERIALS.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is $ 675,000 as of 01/05/2022, which is the effective date of this appraisal.

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Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as " the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.

3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.

4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.

5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.

6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.

7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.

8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.

10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.

11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

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Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: [X] Market Value [ ] Other Value: _____

Source of Definition: _____

ADDRESS OF THE PROPERTY APPRAISED:
411 LIPPINCOTT AVE
RIVERTON, NJ 08077
EFFECTIVE DATE OF THE APPRAISAL: 01/05/2022
APPRAISED VALUE OF THE SUBJECT PROPERTY $ 675,000

APPRAISER

Signature: Joseph R O'Brien
Name: JOSEPH R. O'BRIEN
State Certification # 42RC00240800
or License # _____
or Other (describe): _____ State #: _____
State: NJ
Expiration Date of Certification or License: 12/31/2023
Date of Signature and Report: 02/16/2022
Date of Property Viewing: _____
Degree of property viewing:
[X] Interior and Exterior [ ] Exterior Only [ ] Did not personally view

SUPERVISORY APPRAISER

Signature: _____
Name: _____
State Certification # _____
or License # _____
State: _____
Expiration Date of Certification or License: _____
Date of Signature: _____
Date of Property Viewing: _____
Degree of property viewing:
[ ] Interior and Exterior [ ] Exterior Only [ ] Did not personally view

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ADDENDUM

Client: JIM BRANDENBURGER		File No.: 00009713
Property Address: 411 LIPPINCOTT AVE		Case No.: 00009713
City: RIVERTON	State: NJ	Zip: 08077

Neighborhood Description
THE SUBJECT IS LOCATED IN A OLD ESTABLISHES RESIDENTIAL NEIGHBORHOOD WHICH IS COMPRISED OF SINGLE FAMILY DETACHED HOMES OF A COMPATIBLE MIXTURE. TYPICAL STYLES ARE COLONIAL; VICTORIAN; TUDOR; CAPECOD AND RANCH. HOMES RANGE IN SIZE FROM 1,000SF TO 7,000SF. HOME PROPERTY MAINTENANCE IN THE AREA IS AVERAGE AND FUTURE MARKETABILITY SHOULD REMAIN SATISFACTORY. MOST ESSENTIAL PUBLIC AMENITIES AND COMMERCIAL SUPPORT FACILITIES ARE LOCATED WITHIN 2-3 MILES OF THE SUBJECT. THERE ARE ALSO NUMEROUS MUNICIPAL/COUNTY PARKS AND PUBLIC/PRIVATE COUNTRY CLUBS IN THE AREA FOR RECREATION. MAJOR COMMUTER ARTERIES ROUTES 130, 73, 295 AND THE N.J. TURN PIKE ARE EASILY ACCESSED AND PROVIDE CONVENIENT LINKS TO EMPLOYMENT CENTERS THROUGHOUT THE REGION.

Neighborhood Market Conditions
MARKET CONDITIONS- GENERAL MARKET CONDITIONS ARE CONSISTENT WITH TYPICAL FINANCING BEING CONVENTIONAL, FHA OR VA. AT THIS TIME DISCOUNTS, BUYDOWNS OR CONCESSIONS ARE BEING UTILIZED WITH NO NEGATIVE IMPACT IN THE MARKETPLACE. TYPICAL MARKETING AND EXPOSURE TIME IS 3-6 MONTHS IN THIS AREA FOR COMPETITIVELY PRICED PROPERTIES. . BASED ON REGIONAL TREND STATISTICS AVAILABLE FROM THE GOVERNMENT AND THE LOCAL MLS AND IT APPEARS IN THE 3RD QUARTER 2021 PRICES ARE STABILIZING. THEREFORE NO TIME ADJ'S WERE WARRANTED.

Comments on Sales Comparison
THE SALES COMPARABLES USED ARE VERIFIED AS CLOSED. ALL DATES SHOWN ON SALES COMPARISON GRID ARE EITHER CONTRACT, PENDING OR LISTING DATES UNLESS INDICATED OTHERWISE. EQUAL CONSIDERATION WAS GIVEN TO ALL COMPS IN THE SUBJECTS FINAL ESTIMATE OF VALUE. THE SUBJECTS ESTIMATED MARKETING TIME AT THE APPRAISED VALUE IS 1 TO 3 MONTHS. GLA WAS ADJUSTED AT $50.00 PER SF.

SALES ANALYSIS INDICATES THE FOLLOWING ADJUSTMENTS.

1.) COMP 1 WAS ADJUSTED FOR CONDITION SINCE IT HAD LESS REMODELING AND MORE PHYSICAL DEPRECIATION.

2.) COMP 3 WAS ADJUSTED FOR QUALITY SINCE IT HAD HIGHER GRADE KITCHEN, BATHROOM AND INTERIOR FINISHES.

IT SHOULD BE NOTED THAT IF THE SUBJECT PROPERTY WAS TO BE REMODELED WITH BUILDERS CUSTOM GRADE BATHROOMS KITCHEN AND INTERIOR FINISHES ITS VALUE WOULD BE $730,000.

DIMENSION LIST ADDENDUM

Client: JIM BRANDENBURGER	File No.: 00009713
Property Address: 411 LIPPINCOTT AVE	Case No.: 00009713
City: RIVERTON	State: NJ Zip: 08077

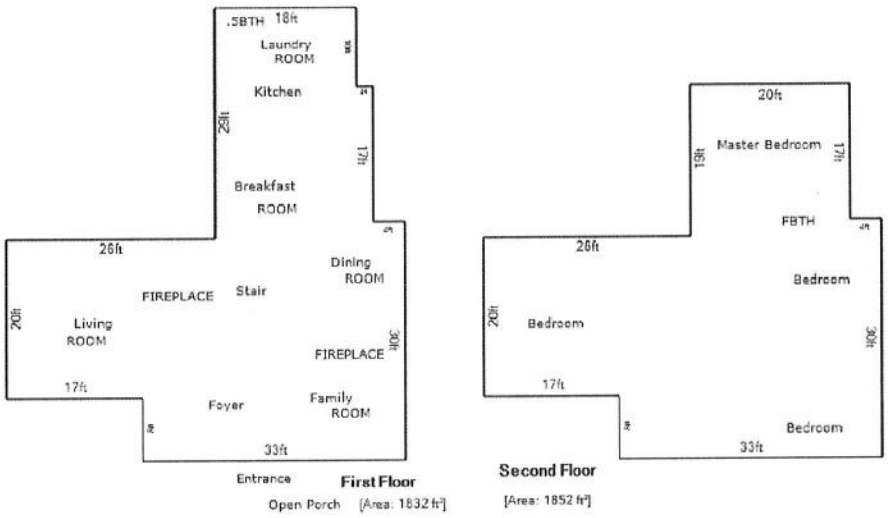
GROSS BUILDING AREA (GBA)	4,548		
GROSS LIVING AREA (GLA)	4,548		
Area(s)	Area	% of GLA	% of GBA
Living	4,548		100.00
Level 1	1,832	40.28	40.28
Level 2	1,652	36.32	36.32
Level 3	1,064	23.39	23.39
Other			
GBA			
Basement [ ]			
Garage [ ]	504		
[ ]			

Area Measurements				Area Type					
Measurements		Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
17.00	x 20.00	x 1.00	= 340.00	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
10.00	x 18.00	x 1.00	= 180.00	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
33.00	x 28.00	x 1.00	= 924.00	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
19.00	x 20.00	x 1.00	= 380.00	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
4.00	x 2.00	x 1.00	= 8.00	[X]	[ ]	[ ]	[ ]	[ ]	[ ]
17.00	x 20.00	x 1.00	= 340.00	[ ]	[X]	[ ]	[ ]	[ ]	[ ]
33.00	x 28.00	x 1.00	= 924.00	[ ]	[X]	[ ]	[ ]	[ ]	[ ]
19.00	x 20.00	x 1.00	= 380.00	[ ]	[X]	[ ]	[ ]	[ ]	[ ]
4.00	x 2.00	x 1.00	= 8.00	[ ]	[X]	[ ]	[ ]	[ ]	[ ]
21.00	x 24.00	x 1.00	= 504.00	[ ]	[ ]	[ ]	[ ]	[ ]	[X]
25.00	x 31.00	x 1.00	= 775.00	[ ]	[ ]	[X]	[ ]	[ ]	[ ]
17.00	x 17.00	x 1.00	= 289.00	[ ]	[ ]	[X]	[ ]	[ ]	[ ]

FLOORPLAN SKETCH

Client: JIM BRANDENBURGER	File No.: 00009713
Property Address: 411 LIPPINCOTT AVE	Case No.: 00009713
City: RIVERTON State: NJ	Zip: 08077

Sketch



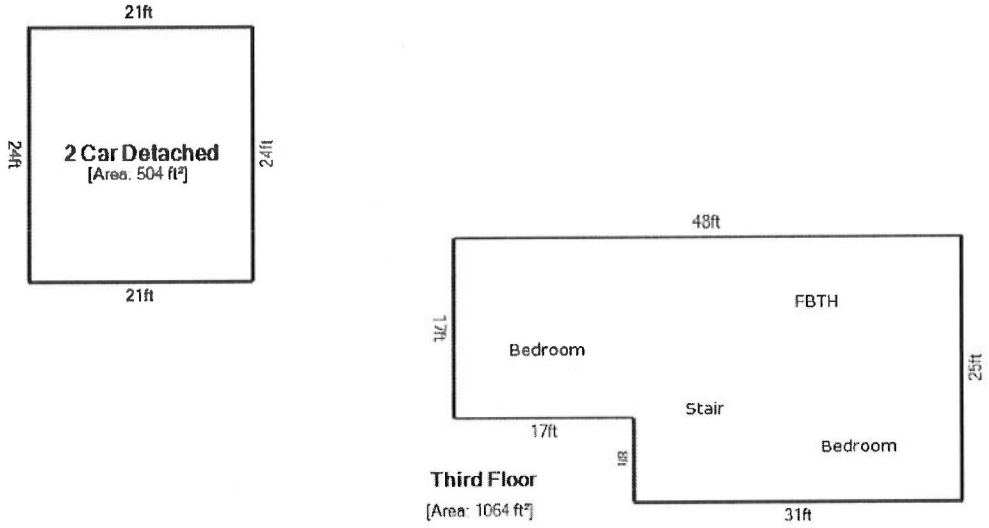
16 ft

Living Area		Area Calculation				
First Floor	1832 ft²	First Floor				x 1.00 = 1832 ft²
Second Floor	1652 ft²	☐	17ft x	20ft x	1.00 =	340 ft²
		☐	10ft x	18ft x	1.00 =	180 ft²
		☐	33ft x	28ft x	1.00 =	924 ft²
		☐	19ft x	20ft x	1.00 =	380 ft²
		☐	4ft x	2ft x	1.00 =	8 ft²
		Second Floor				x 1.00 = 1652 ft²
		☐	17ft x	20ft x	1.00 =	340 ft²
		☐	33ft x	28ft x	1.00 =	924 ft²
		☐	19ft x	20ft x	1.00 =	380 ft²
Total Living Area (rounded):	3484 ft²	☐	4ft x	2ft x	1.00 =	8 ft²

FLOORPLAN SKETCH

Client: JIM BRANDENBURGER	File No.: 00009713
Property Address: 411 LIPPINCOTT AVE	Case No.: 00009713
City: RIVERTON State: NJ	Zip: 08077

Sketch



12 ft

Area Calculation						
Living Area						
Third Floor	1064 ft²	Third Floor				x 1.00 = 1064 ft²
Nonliving Area			25ft x	31ft x	1.00 =	775 ft²
2 Car Detached	504 ft²		17ft x	17ft x	1.00 =	289 ft²
Total Living Area (rounded):	1064 ft²					

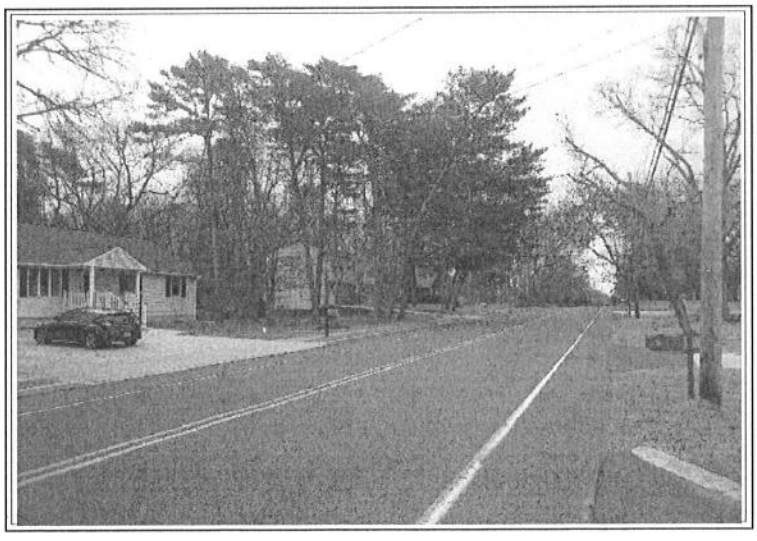
SUBJECT PROPERTY PHOTO ADDENDUM

Client: JIM BRANDENBURGER		File No.: 00009713
Property Address: 411 LIPPINCOTT AVE		Case No.: 00009713
City: RIVERTON	State: NJ	Zip: 08077

FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: January 5, 2022
Appraised Value: $ 675,000

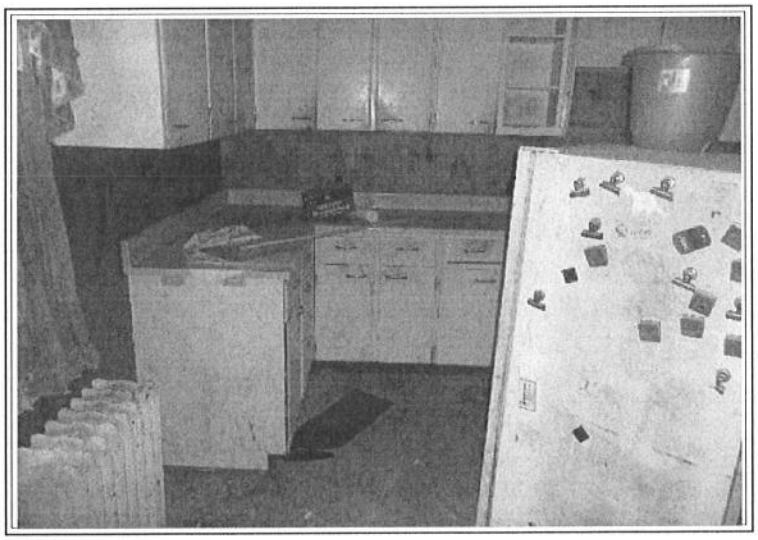
REAR VIEW OF SUBJECT PROPERTY



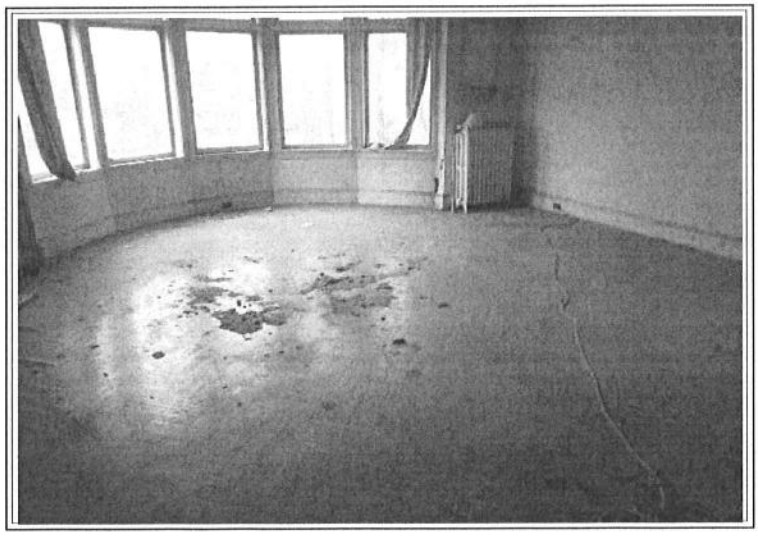
STREET SCENE

Client: JIM BRANDENBURGER		File No.: 00009713
Property Address: 411 LIPPINCOTT AVE		Case No.: 00009713
City: RIVERTON	State: NJ	Zip: 08077

GARAGE

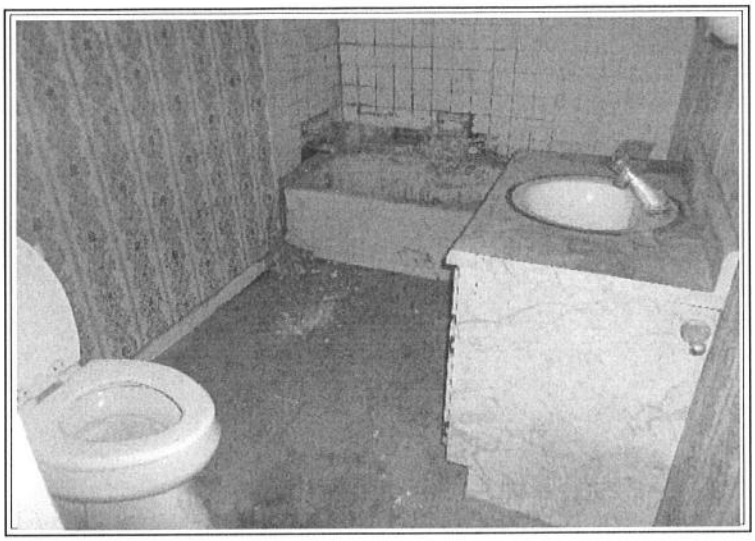


KITCHEN

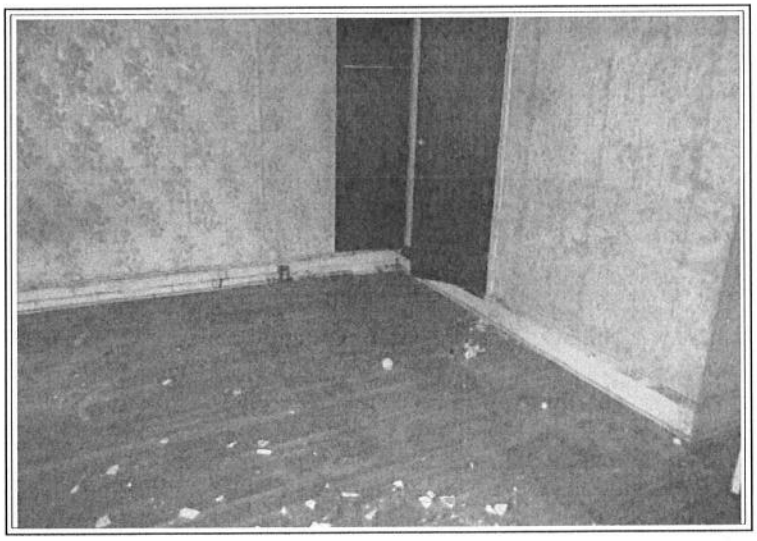


LIVING ROOM

Client: JIM BRANDENBURGER		File No.: 00009713
Property Address: 411 LIPPINCOTT AVE		Case No.: 00009713
City: RIVERTON	State: NJ	Zip: 08077



BATHROOM



BEDROOM

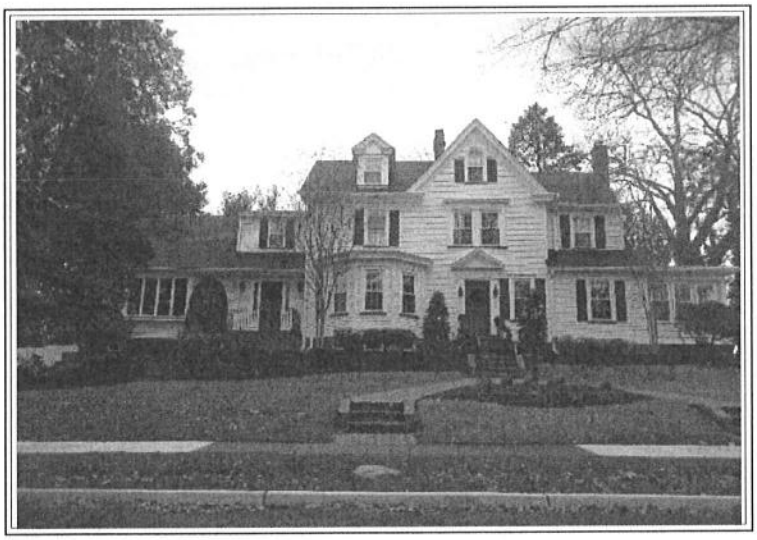
HALLWAY

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: JIM BRANDENBURGER		File No.: 00009713
Property Address: 411 LIPPINCOTT AVE		Case No.: 00009713
City: RIVERTON	State: NJ	Zip: 08077

COMPARABLE SALE #1

205-207 LIPPINCOTT AVE
RIVERTON, NJ 08077
Sale Date: 05/17/2021
Sale Price: $ 690,000



COMPARABLE SALE #2

801 THOMAS AVENUE
RIVERTON, NJ 08077
Sale Date: 07/15/2021
Sale Price: $ 650,000

COMPARABLE SALE #3

203 THOMAS AVENUE
RIVERTON, NJ 08077
Sale Date: 06/30/2021
Sale Price: $ 875,000

FLOOD MAP

Client: JIM BRANDENBURGER		File No.: 00009713
Property Address: 411 LIPPINCOTT AVE		Case No.: 00009713
City: RIVERTON	State: NJ	Zip: 08077

FLOOD INFORMATION

Community: Borough of Riverton
Property is NOT in a FEMA Special Flood Hazard Area
Map Number: 34005C0094F
Panel: 34005C0094
Zone: X
Map Date: 12-21-2017
FIPS: 34005
Source: FEMA DFIRM

LEGEND

= FEMA Special Flood Hazard Area - High Risk

= Moderate and Minimal Risk Areas

Road View:

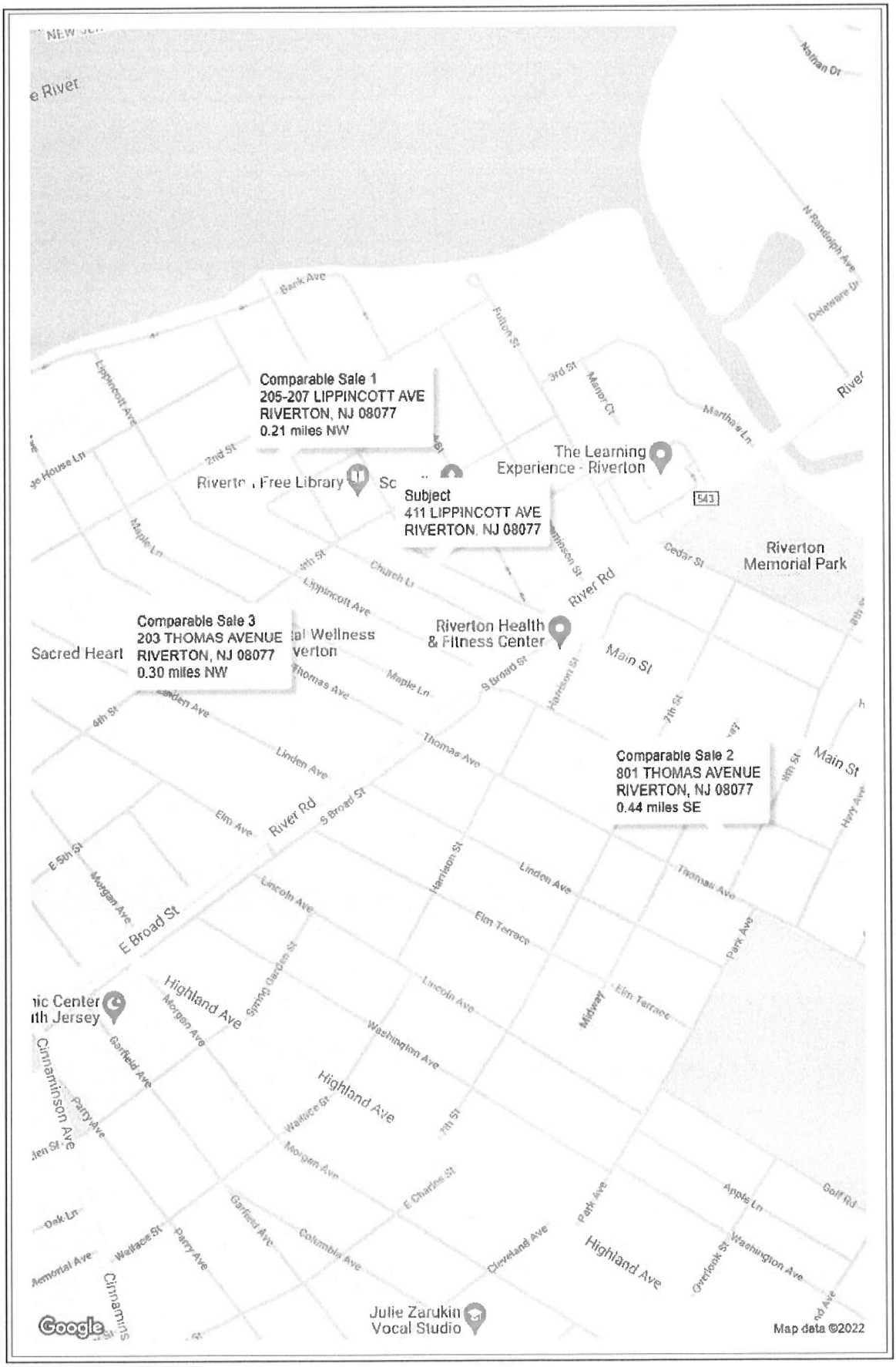
= Forest = Water

Sky Flood™

No representations or warranties to any party concerning the accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling between map types and are separate from flood zone information at the lot location. No liability is accepted to any third party for any use or reliance on this flood report or its data.

LOCATION MAP

Client: JIM BRANDENBURGER		File No.: 00009713
Property Address: 411 LIPPINCOTT AVE		Case No.: 00009713
City: RIVERTON	State: NJ	Zip: 08077



Subject Front View

Title

Subject Rear View

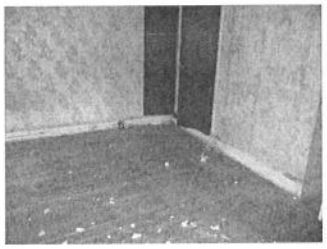
Subject Street Scene

Extra Photo 1

Extra Photo 2

Extra Photo 3

Extra Photo 1



Extra Photo 2

Extra Photo 3

Sales Comp. 1

Sales Comp. 2

Sales Comp. 3

Flood Map

Location Map