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Block: 217	Bldg: 1SF&S	Owners Name: SHINDEL, ELLIOTT & EMILEE NICOLE	Land: 54,300	Exemption Code: PITMAN	Net Taxable Value
Lot: 13	Lot: 57X172	Street Address: 428 N BROADWAY	Impr: 181,500		
Qual:	Addl:	City & State: PITMAN, NJ 08071	Total: 235,800	Value:	235,800
Card: M		Property Loc: 428 N BROADWAY	Class: 2		

BUILDING PERMITS					ASSESSMENT HISTORY				SALE HISTORY				
Date	Description	Amount	Compl	Mos	Added	Year	Land	Impr	Net	Grantor	Date	Price	Nu
						2025	54,300	181,500	235,800	POTE, ANNA M & THOMAS R & NATALIE	04/26/21	245,000	
						2024	54,300	181,500	235,800	POTE, THOMAS R	05/22/09	1	1
											08/08/05	175,000	

LAND CALCULATIONS		SITE INFORMATION		RESIDENTIAL COST APPROACH	
UNIT METHOD: UNIT: 0.225 AC RATE: 60000 SITE: 50000 NC:100	63,500	Map:	Neigh: Util:	Size	
ADJUSTMENTS: 90% 95% 100% 100% NET:85.50%	54,292	Zone:	VCS: Road:	BASEMENT	1127
		Acres:	Auto: Topo:	FIRST STORY	1172
				HALF STORY	925
				STONE SF	216
				HOT WATER OR ST	1149
				ELECTRIC BASEBD	555
				4 FIXTURE BATH	1
				3 FIXTURE BATH	1
				2 FIXTURE BATH	0
				FIREPLACE 1.5ST	1
				OPEN PORCH	20
				STONE PATIO	428

SKETCH		BLDG INFORMATION	
		Year Built:	Type/Use:
		1938	ONE FAMILY
		Eff Age:	Style:
		83 Y	CAPE COD
		Bldg Cla:	Ext Siding:
		17	WOOD SIDING
		Num Units:	Roof Type:
		WG	GABLE
		Condition:	Roof Matl:
		AVERAGE	ASPHALT SHINGLE
		Int Cond:	Foundation:
		GOOD	CONC/CIND BLK
		Story Ht:	Fndtn Const:
		1.5 STORY	
		Row/End:	Heat Source:
			GAS
		Garage:	Livable Area:
			1727
		Room Count	B 1 2 3 T
		BEDROOMS:	2 1 3
		FULL BATH:	1 1 2
		HALF BATH:	0
		KITCHEN:	1 1
		LIVING RM:	1 1
		DINING RM:	1 1
		FAMILY RM:	0
		OTHER:	1 1
		Condition	Modern Avg Old
		KITCHEN:	1
		BATH:	1 1

1-TRAF INFL/NOISE 9-ECONOMIC DEPR

A=1.5S/B (925)
B=1S/B (112)
C=1S/CR (45)
D=1S/B (90)
E=OP (20)
F=SPA (104)
G=SPA (324)

06/27/25

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