

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %				
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	100	%			
Built-Up	<input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit		%			
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	85	Low	52	Multi-Family	%			
Neighborhood Boundaries				Beverly Rancocas Road to the west, Ridgeview Place to the north, Mill Creek to the east, and Rockland Drive to the south.	200	High	52	Commercial	%		
Neighborhood Description				Rittenhouse is a suburban neighborhood in Willingboro Township featuring various styles of single family houses. Employment centers are nearby including Philadelphia, Trenton, & Atlantic City as well as other smaller South Jersey areas of commerce. Shopping, schools, recreational facilities & places of worship are located within the Township. Rittenhouse has average market appeal. Market Conditions (including support for the above conclusions) Property values in Rittenhouse appear to be stable with marketing time being less than 3 months for competitively priced, professionally marketed properties. Supply and demand appear to be in balance. Conventional financing is predominant with FHA and VA financing frequently observed. Interest rates are favorable. Rittenhouse has average appeal and marketability.							
Dimensions		36 x 93	Area	3348 sf	Shape	Rectangle	View	N,Res;			
Specific Zoning Classification		R-1A	Zoning Description			Single Family Residential					
Zoning Compliance		<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)	Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe								
Utilities		Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type		Public	Private		
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street	Blacktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		
FEMA Special Flood Hazard Area		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	34005C0116F	FEMA Map Date	12/21/2017			
Are the utilities and off-site improvements typical for the market area?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe									
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe									
The site appears typical for the neighborhood with no adverse conditions observed.											
General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab	<input type="checkbox"/> Crawl Space	Foundation Walls	Concrete Block/ Avg.		Floors	WWW, Vinyl/ Avg.			
# of Stories	1	<input type="checkbox"/> Full Basement	<input type="checkbox"/> Partial Basement	Exterior Walls	Brick, Vinyl/ Average		Walls	DW, Paint/ Avg			
Type	<input type="checkbox"/> Det. <input type="checkbox"/> Att. <input checked="" type="checkbox"/> S-Det./End Unit	Basement Area	0 sq.ft.	Roof Surface	Shingle/ Average		Trim/Finish	Wood/ Average			
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish	0 %	Gutters & Downspouts	Aluminum/ Average		Bath Floor	Tile/ Average			
Design (Style)	Townhouse	<input type="checkbox"/> Outside Entry/Exit	<input type="checkbox"/> Sump Pump	Window Type	DH/ Average		Bath Wainscot	Vinyl/ Average			
Year Built	1969	Evidence of	<input type="checkbox"/> Infestation	Storm Sash/Insulated	Insulated/ Average		Car Storage	<input checked="" type="checkbox"/> None			
Effective Age (Yrs)	25	<input type="checkbox"/> Dampness	<input type="checkbox"/> Settlement	Screens	Screens/ Average		Driveway	# of Cars		0	
Attic	<input type="checkbox"/> None	Heating	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0		Driveway Surface				
<input type="checkbox"/> Drop Stair	<input type="checkbox"/> Stairs	<input type="checkbox"/> Other	Fuel Gas	<input type="checkbox"/> Fireplace(s) #	0 <input checked="" type="checkbox"/> Fence Stockade		Garage	# of Cars		0	
<input type="checkbox"/> Floor	<input checked="" type="checkbox"/> Scuttle	Cooling	<input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	Patio <input type="checkbox"/> Porch None		Carport	# of Cars		0	
<input type="checkbox"/> Finished	<input type="checkbox"/> Heated	<input type="checkbox"/> Individual	<input type="checkbox"/> Other	<input type="checkbox"/> Pool	None <input type="checkbox"/> Other None		Att.	<input type="checkbox"/> Det.		<input type="checkbox"/> Built-in	
Appliances		<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Range/Oven	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Disposal	<input type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)			
Finished area above grade contains:		4	Rooms	2	Bedrooms	1.0	Bath(s)	954	Square Feet of Gross Living Area Above Grade		
Additional features (special energy efficient items, etc).		None observed.									
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.).		C4: No updates in the prior 15 years; The subject property is dated with some deferred maintenance observed. It features a typical 1 story townhouse floor plan with average quality of construction. No functional or external obsolescence was observed.									
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe									
The utilities were not on and operational at the time of the inspection. See addendum for recommended repairs.											
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe									

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	9 Roxbum Pl Willingboro, NJ 08046	52 Raeburn Ln Willingboro, NJ 08046		42 Raeburn Ln Willingboro, NJ 08046		4 Royal Ct Willingboro, NJ 08046	
Proximity to Subject		0.17 miles W		0.16 miles SW		0.22 miles W	
Sale Price	\$	\$ 113,000		\$ 124,000		\$ 110,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 118.45 sq.ft.		\$ 129.98 sq.ft.		\$ 75.55 sq.ft.	
Data Source(s)		Bright#NJBL383700;DOM 9		Bright#NJBL398044;DOM 1		Bright#NJBL399480;DOM 54	
Verification Source(s)		Tax Assessor		Tax Assessor		Tax Assessor	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth		ArmLth	
Concessions		FHA;3000	-3,000	Conv;0	0	Cash;0	0
Date of Sale/Time		s05/21;c03/21	0	s08/21;c05/21	0	s08/21;c07/21	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	3348 sf	1800 sf	0	1800 sf	0	1800 sf	0
View	N;Res;	N;Res;		N;Res;		N;Res;	
Design (Style)	SD1;Townhouse	SD1;Townhouse		SD1;Townhouse		AT2;Townhouse	0
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	52	52		52		52	
Condition	C4	C4		C3	-12,400	C5	+11,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	4 2 1.0	4 2 1.0		4 2 1.0		5 2 1.1	-3,000
Gross Living Area	954 sq.ft.	954 sq.ft.		954 sq.ft.		1,456 sq.ft.	-7,530
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC	
Energy Efficient Items	None	None		None		None	
Garage/Carport	None	None		None		None	
Porch/Patio/Deck	Patio	Patio		Patio		Patio	
Pool	None	None		None		None	
Fireplace/Woodstove	None	None		None		None	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -3,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -12,400	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 470
Adjusted Sale Price of Comparables		Net Adj. 2.7 % Gross Adj. 2.7 %	\$ 110,000	Net Adj. 10.0 % Gross Adj. 10.0 %	\$ 111,600	Net Adj. 0.4 % Gross Adj. 19.6 %	\$ 110,470
<input checked="" type="checkbox"/> I did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain							
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.							
Data Source(s) Bright Realty Records							
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.							
Data Source(s) Bright Realty Records							
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).							
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3			
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)	Bright Realty Records	Bright Realty Records	Bright Realty Records	Bright Realty Records	Bright Realty Records		
Effective Date of Data Source(s)	09/29/2021	09/29/2021	09/29/2021	09/29/2021	09/29/2021		
Analysis of prior sale or transfer history of the subject property and comparable sales N/A							
Summary of Sales Comparison Approach A search of the neighborhood for sales in the last 6 months similar to the subject in style, GLA, bedroom/bath count, age, condition, and site size produced all of the comparables. Although sales were provided on the opposite sides of various traffic route, they are located in comparable/competing sections of the township, therefore, no location adjustments needed. There is no noted difference in marketability of these sales. CS#1 is most similar to the subject and is given the most weight. Some of the desired GLA guidelines were exceeded due to a lack of more similar sales and to assist with bracketing. All the adjustments were market derived from paired sales from within the market place. There was no market reaction to site size or style. The subject's market value is below the predominant sales price for the neighborhood due to its dated condition.							



Subject Front Left

9 Roxburn Pl
Sales Price
Gross Living Area 954
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1.0
Location N,Res;
View N,Res;
Site 3348 sf
Quality Q4
Age 52



Subject Rear Left



Subject Street



Subject Front Right

9 Roxbum Pl
Sales Price
G.L.A. 954
Tot. Rooms 4
Tot. Bedrms. 2
Tot. Bathrms. 1.0
Location N,Res;
View N,Res;
Site 3348 sf
Quality Q4
Age 52



Subject Rear Right



Subject Street



Subject Front

9 Roxbum Pl
Sales Price
G.L.A. 954
Tot. Rooms 4
Tot. Bedrms. 2
Tot. Bathrms. 1.0
Location N,Res;
View N,Res;
Site 3348 sf
Quality Q4
Age 52



Subject Rear

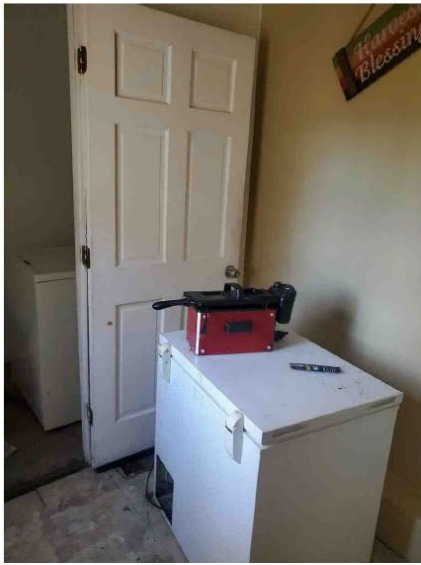


CAC



Living Room

9 Roxburn Pl
Sales Price
G.L.A. 954
Tot. Rooms 4
Tot. Bedrms. 2
Tot. Bathrms. 1.0
Location N,Res;
View N,Res;
Site 3348 sf
Quality Q4
Age 52



Laundry

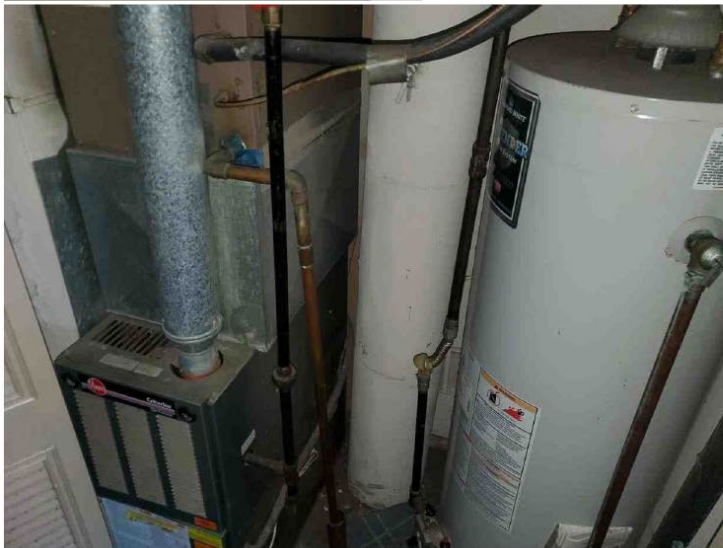


Kitchen



CO/Smoke Detector

9 Roxbum Pl
Sales Price
G.L.A. 954
Tot. Rooms 4
Tot. Bedrms. 2
Tot. Bathrms. 1.0
Location N,Res;
View N,Res;
Site 3348 sf
Quality Q4
Age 52



HW Heater/Furn



Bath



Electric Panel

9 Roxburn Pl
Sales Price
G.L.A. 954
Tot. Rooms 4
Tot. Bedrms. 2
Tot. Bathrms. 1.0
Location N,Res;
View N,Res;
Site 3348 sf
Quality Q4
Age 52



Peeling Paint



Attic



Bedroom

9 Roxbum Pl
Sales Price
G.L.A. 954
Tot. Rooms 4
Tot. Bedrms. 2
Tot. Bathrms. 1.0
Location N;Res;
View N;Res;
Site 3348 sf
Quality Q4
Age 52



Bedroom



Worn Flooring



Peeling Paint

9 Roxburn Pl
Sales Price
G.L.A. 954
Tot. Rooms 4
Tot. Bedrms. 2
Tot. Bathrms. 1.0
Location N;Res;
View N;Res;
Site 3348 sf
Quality Q4
Age 52



Ripped Screen



Comparable 1

52 Raeburn Ln
Prox. to Subject 0.17 miles W
Sale Price 113,000
Gross Living Area 954
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1.0
Location N;Res;
View N;Res;
Site 1800 sf
Quality Q4
Age 52



Comparable 2

42 Raeburn Ln
Prox. to Subject 0.16 miles SW
Sale Price 124,000
Gross Living Area 954
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1.0
Location N;Res;
View N;Res;
Site 1800 sf
Quality Q4
Age 52



Comparable 3

4 Royal Ct
Prox. to Subject 0.22 miles W
Sale Price 110,000
Gross Living Area 1,456
Total Rooms 5
Total Bedrooms 2
Total Bathrooms 1.1
Location N;Res;
View N;Res;
Site 1800 sf
Quality Q4
Age 52