



Harper

Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

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Assessment Data					Primary Image				
Account	300005150				<p>1070-00-129-006-0-001-00_001.JPG 9/13/2023</p>				
Parcel ID	1070-00-129-006-0-001-00								
Cadastral ID	1070-129-006-00-0-001-00								
Property Type	REAL - Real Property								
Property Class	UR	VI Area 1							
Tax Area	201 - 4T-BUFFALO-C								
Name ID	24688								
A.T.M.S. REAL ESTATE, LLLP									
668 RT 70 WEST LAKEHURST NJ 08733-									
Parcel Location									
Situs	00114 E TURNER ST								
Subdivision	MILLER'S ADDN								
Lot/Block	0006 / 0129	Parcel Size 1 - Lots							
Sec/Twn/Rng	/ / /								
Neighborhood	100100 - BUFFALO ORIG/MILLERS								
School District	4-BUFFAL - 4-BUFFALO								
Legal Description Lat/Long: 36.83659417 -99.62723406									
Building Permits									
MILLERS ADD. BLOCK 129 LOTS 6									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					761/759	ROGERS, RONALD S. &	06/23/2021	60,000	MQ
					699/824	ADKINSON, MALFORD ARLON &	07/16/2014	48,000	21
					655/623	IRION, LINAKA (LAUER)	01/15/2010	50,000	PQ
					622/514	RHODES, RITA ETAL	12/19/2006	40,000	PQ
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax
Remove Cap	2022	Land Value	750	750	12%	90	Assessed	5,532	435.59
Year Frozen		Improvements	45,346	45,346		5,442	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	46,096	46,096		5,532	Total Taxable	5,532	436.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-300005150	A.T.M.S. REAL ESTATE, LLLP			201	46,096	0	5,532	436.00
2024	2024-300005150	A.T.M.S. REAL ESTATE, LLLP			201	51,917	0	6,114	498.00
2023	2023-300005150	A.T.M.S. REAL ESTATE, LLLP			201	48,526	0	5,823	482.00
2022	2022-300005150	A.T.M.S. REAL ESTATE, LLLP			201	48,526	0	5,823	479.00
2021	2021-300005150	A.T.M.S. REAL ESTATE, LLLP			201	48,526	0	5,823	481.00
2020	2020-300005150	ROGERS, RONALD S. &			201	48,526	0	5,823	479.00
2019	2019-0005150	ROGERS, RONALD S. &			201	52,065		6,248	518.00
2018	2018-0005150	ROGERS, RONALD S. &			201	52,065		6,248	518.00
2017	2017-0005150	ROGERS, RONALD S. &			201	55,604		6,350	528.00
2016	2016-0005150	ROGERS, RONALD S. &			201	55,604		6,048	515.00
2015	2015-0005150	ROGERS, RONALD S. &			201	48,000		5,760	457.00
2014	2014-0005150	ROGERS, RONALD S. &			201	39,969		4,796	384.00
2013	2013-0005150	ADKINSON, MALFORD ARLON &			201	65,211		6,197	494.00



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Lot Data	Primary Image			
<p>Lot Size 25 x 100</p> <p>Lot Count</p> <p>Units Buildable 750</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 4 BUFFALO ORIGMILLERS</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 2,500.00 x .30 = 750</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 750</p>				
Cost Approach				
<p>Manual Date 07/2025</p> <p>Total Building Area 4,112</p> <p>Total Base Value 215,181</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 215,181</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 43,036</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 43,036</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 674</p> <p>Total Improvement Value 43,710</p> <p>Land Value 750</p> <p>Cost Approach Value 44,460 10.81/SqFt</p>			<p>Image Information</p> <p>Image ID 27358</p> <p>Image Date 9/13/2023</p> <p>Name 001.JPG</p> <p>Description 1070-00-129-006-0-001-00_001.JPG</p>	
Income Approach	Value Reconciliation			
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 674</p> <p>Land Value 750</p> <p>Total Appraised Value 44,460 10.81/SqFt</p>			



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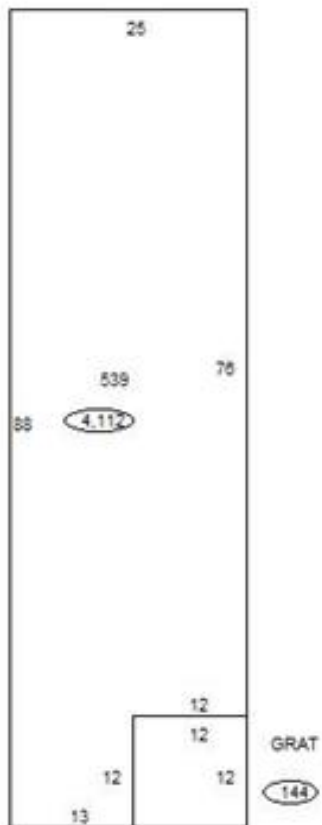
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	GRAT		20	GRAT	144	1.000	144
2	C	539		20	539	2,056	2.000	4,112
Total Building Area						2,056		4,112



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Account 300005150
Parcel ID 1070-00-129-006-0-001-00
Cadastral ID 1070-129-006-00-0-001-00

Tax Area Code 201
Property Class UR
Owners Name A.T.M.S. REAL ESTATE, LLLP

Building Data

Building ID 492
Building Sequence 1
Occupancy 1 539 Bed and Breakfast Inn 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,112
Average Perimeter 226
Number Of Storys 2.00
Average Wall Ht 12.00
Year Built 1935
Effective Age 127
Construction Class 1 - Residential Stud Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall 5 - Invalid ExteriorWall Code
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Concrete

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 1
Zone Description VI AREA 1
Base Cost 44.37
Wall Cost 0.00
HVAC Cost 7.96
Basement Cost 0.00
Total Base Cost 52.33
Total Area 4,112
Base RCN 215,181
Misc Impr Value

Manual Date
Base Year 2026
Modifier Value
Total Replacement Cost 215,181
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (172,145)
Total RCNLD 43,036
Lump Sums
Total Building Value 43,036 \$ 10.47 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRAT	Garage - Attached	12x12x8	Concrete	Built Up Tar/Gravel	144
	Qual 1	Cond 1	Year 1935	Eff Age 127		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (23.40 x 144)				3,370	2,696	674
Total Site Improvement Value						674