

Block: 7903	Land Desc: 4.236 AC	Owners Name: RSC INVESTMENTS LLC	Land: 178,300	Exemption	Net Taxable Value	Deductions
Lot: 1	Bldg Desc: 1SB	Street Address: 835 CAMDEN AVENUE	Bank: 00000	Impr: 202,400	Code:	Cd No-Ow
Qual:	Addl Lots:	City & State: BLACKWOOD NJ	Zip: 08012	Total: 380,700	Value: 0	380,700
Card: A (#2)	Acreage: 4.130 Class: 4B	Property Loc: 841 CAMDEN AVENUE	Map: 79	Municipality:	GLOUCESTER TWP	

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS							
Grantor			Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description			Amount	Compl.					
RSC INVESTMENTS LLC			07/22/25	12910/1571	1	25	2009	98400	82100	180500											
LYONS INVESTMENTS LLC			10/13/22	12236/664	530000		2010	178300	202400	380700											
			06/23/99	5027 / 140	140000																
LAND CALCULATIONS										BUILDING INFORMATION				COMMERCIAL COST APPROACH							
Front	Depth	SetBk	Depth Tbl	Rate	Site	DF	Tri	Topo	Value	Predominant Bldg Use:				Item	Area	Rate	S/F	QF	Value		
										WHSE - GEN. STORG				Structure							
										Pred Occupancy:		Pred Shell Type:		SHELL COST:	31711		1.00	0.80	25368		
										TENANT		MASONRY									
										Pred Use Type:		Pred Shell Qual:		Basement							
										COMM		BELOW AVERAGE									
										Actual Yr Built:		Eff Yr Built:		Interior Finish							
										1940		1965									
										Roof Construction:		Roof Material:									
										WOOD		OTHER									
										Foundation Type:		Condition:									
										CONCRETE		FAIR									
										Heat Type:		0%	Cooling Type:		0%	Heating/Cooling					
										% Electric Light:		% Sprinkled:									
										100%		0%									
										# Plumbing Fix:		Zoning:		Electric Lighting							
										2		30CM		ELECTRICAL	4350	2.25	0.80	1.00	7830		
										Neigh/Vcs:		ID Code:		Sprinkler System							
										30CM		30CM									
										INTERIOR FINISH											
										Apartment:		0%	Retail:		0%	Plumbing System	2	450.00	1.00	1.00	900
										Office:		0%	Prof/Eqvt:		0%						
										Bank/Equiv:		0%	Bsmt Fin:		0%						
										APARTMENT UNITS											
										Efficiency:		0	#1 Bed/1 Bath:		0	Flat Add Computations					
										#2 Bed:		0	#2 Bed/2 Bath:		0						
										#3 Bed:		0	#3 Bed/2 Bath:		0						
										Total Number of Apt Units:					0						
										NOTES											
										J L Electronics.											
										Card 1 (2 Of 3)											
										This Warehouse Bldg Is A/K/A											
										Bldg #3 - 837 Camden Ave											

Block: 7903	Land Desc: 4.236 AC	Owners Name: RSC INVESTMENTS LLC	Land: 178,300	Exemption	Net Taxable Value	Deductions
Lot: 1	Bldg Desc: 1SB	Street Address: 835 CAMDEN AVENUE	Bank: 00000	Impr: 202,400	Code:	Cd No-Ow
Qual:	Addl Lots:	City & State: BLACKWOOD NJ	Zip: 08012	Total: 380,700	Value: 0	380,700
Card: B (#3)	Acreage: 4.130	Class: 48	Property Loc: 841 CAMDEN AVENUE	Map: 79	Municipality:	GLOUCESTER TWP

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS											
Grantor		Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description		Amount	Compl.											
RSC INVESTMENTS LLC		07/22/25	12910/1571	1	25	2009	98400	82100	180500																
LYONS INVESTMENTS LLC		10/13/22	12236/664	530000		2010	178300	202400	380700																
		06/23/99	5027 /140	140000																					
LAND CALCULATIONS										BUILDING INFORMATION				COMMERCIAL COST APPROACH											
Front	Depth	SetBk	Depth Tbl	Rate	Site	DF	Tri	Topo	Value	Predominant Bldg Use:			Item	Area	Rate	S/F	QF	Value							
										OFFICE -GENERAL			Structure SHELL COST:	8579		1.10	1.00	9436							
										Pred Occupancy: TENANT		Pred Shell Type: FRAME													
										Pred Use Type: COMM		Pred Shell Qual: AVERAGE		Basement											
			Units	Rate	Site	Cond			Value	Actual Yr Built: 1985		Eff Yr Built: 1985		Interior Finish OFFICE FINISH	2240	6.79	1.00	1.00	15209						
											Roof Construction: WOOD		Roof Material: SHINGLE												
											Foundation Type: CONCRETE		Condition: NORMAL												
											Heat Type: 100% FWA		Cooling Type: 100% CENTRAL												
			Total Land Value:							%Electric Light: 100%		%Sprinkled: 0%		Heating/Cooling FWA CENTRAL	2240 2240	1.47 1.28	1.00 1.00	1.10 1.10	3606 3136						
										# Plumbing Fix: 4		Zoning: 30CM								Electric Lighting ELECTRICAL	2240	2.25	1.00	1.10	5532
										Neigh/Vcs: 30CM 30CM		ID Code:													
										INTERIOR FINISH															
Apartment: 0%		Retail: 0%																							
Office: 100		Prof/Eqvt: 0%																							
Bank/Equiv: 0%		Bsmt Fin: 0%																							
APARTMENT UNITS										Base Cost: 38719		CCF: 3.90		Cost New: 151004											
Efficiency: 0		#1 Bed/1 Bath: 0		Age Depr: 25 %		Phys Depr: 0 %		Net Cond: 63 %																	
#2 Bed: 0		#2 Bed/2 Bath: 0		Func Depr: 0 %		Econ Depr: 15 %		Bldg Value: 95132																	
#3 Bed: 0		#3 Bed/2 Bath: 0		Flat Add Computations FLOOR ADJ 1120SF X 11.08 X .50 STONE VENEER 200SF X 16.73 X .50																					
Total Number of Apt Units: 0																									
NOTES										Land: 0		Impr: 103,000		Total: 103,000											
J L Electronics																									
Card B (3 Of 3)																									
Office Bldg (Conv House)																									
Apparently This Bldg																									
Was Not Previous Assessed.																									
Age Estimated																									
Gross Sq Ft:		2240																							
Ground Sq Ft:		1120																							
Old B:		Date of Value:2010																							
Old L:		Printed:09/08/26																							

</

Block: 7903	Land Desc: 4.236 AC	Owners Name: RSC INVESTMENTS LLC	Land: 178,300	Exemption	Net Taxable Value	Deductions
Lot: 1	Bldg Desc: 1SB	Street Address: 835 CAMDEN AVENUE	Bank: 00000	Impr: 202,400	Code:	Cd No-Ow
Qual:	Addl Lots:	City & State: BLACKWOOD NJ	Zip: 08012	Total: 380,700	Value: 0	380,700
Card: M (#1 of 3)	Acreage: 4.130	Class: 4B	Property Loc: 841 CAMDEN AVENUE	Map: 79	Municipality:	GLOUCESTER TWP

SALES HISTORY										ASSESSMENT HISTORY				BUILDING PERMITS/REMARKS					
Grantor		Date	Book/Page	Price	Nu#	Year	Land	Impr	Total	Date	Work Description		Amount	Compl.					
RSC INVESTMENTS LLC		07/22/25	12910/1571	1	25	2009	98400	82100	180500										
LYONS INVESTMENTS LLC		10/13/22	12236/664	530000		2010	178300	202400	380700										
		06/23/99	5027 /140	140000															
LAND CALCULATIONS										BUILDING INFORMATION				COMMERCIAL COST APPROACH					
Front	Depth	SetBk	Depth Tbl	Rate	Site	DF	Tri	Topo	Value	Predominant Bldg Use:				Item	Area	Rate	S/F	QF	Value
										GAR. /REPAIR/OTH				Structure SHELL COST:	13676		1.10	0.80	12034
										Pred Occupancy:		Pred Shell Type:							
										TENANT		MASONRY		Basement					
										Pred Use Type:		Pred Shell Qual:							
			Units	Rate	Site	Cond			Value	COMM		BELOW AVERAGE		Interior Finish					
			1.000 AC	100000	0	100	100	100	100000	Actual Yr Built:		Eff Yr Built:							
			3.130 AC	25000		100	100	100	78250	1960		1975							
			Total Land Value:						178,250	Roof Construction:		Roof Material:							
23 50 72 1S 10 22 33 A Width 0 Len 0 GrndSF 1876 Ht 12 Cla 103 Sty 1.0 GrossSF 1876 Rate 7.29 Cost 13676										WOOD		BUILT-UP		Heating/Cooling FWA	1876	1.47	0.80	1.10	2420
										Foundation Type:		Condition:							
										CONCRETE		NORMAL							
										Heat Type:		Cooling Type:							
										100%		0%							
										FWA									
										% Electric Light:		% Sprinkled:							
										100%		0%							
										# Plumbing Fix:		Zoning:							
										2		30CM							
Neigh/Vcs:		ID Code:																	
30CM		30CM		Plumbing System PLUMBING	2	450.00	1.00	1.00	900										
INTERIOR FINISH																			
Apartment:		Retail:																	
0%		0%																	
Office:		Prof/Eqvt:																	
0%		0%																	
Bank/Equiv:		Bsmt Fin:																	
0%		0%																	
APARTMENT UNITS																			
Efficiency:		#1 Bed/1 Bath:																	
0		0																	
#2 Bed:		#2 Bed/2 Bath:																	
0		0																	
#3 Bed:		#3 Bed/2 Bath:																	
0		0																	
Total Number of Apt Units:				0	Flat Add Computations OVHD DR WD 120SF X 14.74 X .50 ASPHALT 5000SF X 1.95 X .50					884 4875									
NOTES																			
J L Electronics. 3 Bldgs.																			
Wsrhs; Serv Gar; Office.																			
Apparently Office Bldg Was Not																			
Previously Assessed.																			
This Serv Gar Bldg Is A/K/A																			
Bldg #2 836 Camden Ave																			
Gross Sq Ft:		1876		THIS PRC VALUE:					43600										
Ground Sq Ft:		1876								ADDITIONAL BUILDINGS:	158800								
Old B:		Date of Value:		2010	Land:	178,300	Impr:	202,400	Total:	380,700									
Old L:		Printed:		09/08/26															