

**BOROUGH OF GIBBSBORO
REQUEST FOR QUOTATION
RFQ VERSION 1
ADDENDUM #1 DATED JULY 28, 2015**

Service: Two (2) Professional Real Estate Appraisals

Quotations Submission Deadline: Friday, August 7, 2015 by 11 a.m.
Please include cost to appraise properties as well as an hourly rate for expert testimony, if needed.

Location to Submit Quotations: Borough Hall
Attn: Anne D. Levy, Clerk
49 Kirkwood Road
Gibbsboro, NJ 08026

*Submit in a sealed envelope with "Appraisal Services" written on the exterior.

Deliverables: Two (2) copies of two full appraisal reports by 11 a.m. Tuesday, September 8, 2015

*Lots to be appraised considering the highest and best use, including the use permitted in the Paintworks Redevelopment Expansion Plan.

Properties to be appraised:

PROPERTY A: **Block 8.03 Lot 6.02**
51 South Lakeview Drive
County Route 561
Gibbsboro, NJ 08026

Lot Dimensions: Irregular – approximately 150' x 136' (.47 acres)

Nearest Public Street: Lakeview Drive frontage (approximately 150' frontage) and United States Avenue (160' frontage)

Current Use: Residential

Current Zoning: Commercial C-2

Assessed Value: \$43,900 (land)
\$74,300 (improved value)
\$118,200 (net)

Owners of Record: Ioannis & Sofia Aifantis
65 United States Avenue
Gibbsboro, NJ 08026

PROPERTY B: **50 foot strip of Block 8.03 Lot 6.06 and the entirety of Block 8.03 Lot 6.10 (Before and After Appraisal)**
65 United States Avenue
Gibbsboro, NJ 08026

Lot Dimensions: Block 8.03 Lot 6.06 in its entirety is 250' x 150' and the portion to be appraised is 50' (frontage on United States Avenue) x 150' and is located behind Block 8.03 Lot 6.02; Block 8.03 Lot 6.10 is 150' x 100' and is landlocked behind Lot 6.06

Nearest Public Street: United States Avenue

Current Use: Portion of Residential Property

Current Zoning:

Of 50 foot strip: 40' of parcel along United States Avenue is zoned as Commercial C-2; 10' of parcel along United States Avenue is zoned as Residential R-15

Of Lot 6.10: Residential R-15

Assessed Value: Block 8.03, Lot 6.10 with Block 8.03 Lot 6.06 assessed for:
\$66,100 (land)
\$87,100 (improved value)
\$153,200 (net)

Owners of Record: John & Karista Schwarz
65 United States Avenue
Gibbsboro, NJ 08026
*Mr. and Mrs. Schwarz own both Lot 6.06 and Lot 6.10.

Intended Use of Properties A & B: Municipally sponsored 100% Inclusionary Affordable Care Housing Development with approximately 70 rental units as permitted under the Paintworks Redevelopment Expansion Plan

Please refer to the 2 pages of maps attached. A copy of the Paintworks Redevelopment Expansion Plan will be provided either electronically through email or fax, if an email address or fax number is provided to Maria Carrington, Deputy Borough Clerk, at 856-783-6655 extension 102 or at deputyclerk@gibbsborotownhall.com.

Questions regarding this solicitation may also be submitted to Maria Carrington.



SPARKS MILL

ALTON LINE
BOROUGH LINE
AVE

AVE

SILVER LAKE

LAKE

ALMA LAKEVIEW DR

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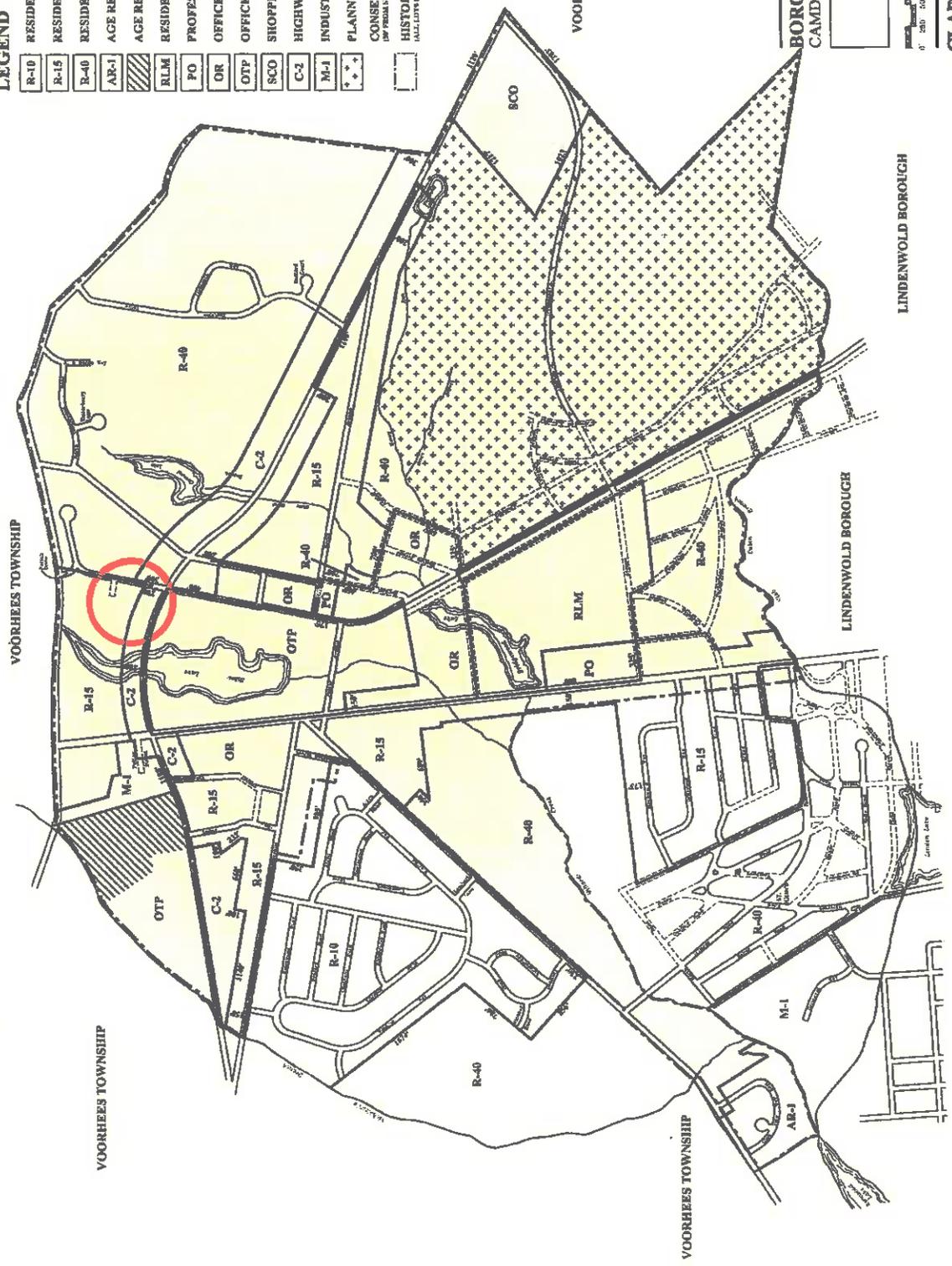
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LEGEND

- R-10 RESIDENTIAL 10
- R-15 RESIDENTIAL 15
- R-40 RESIDENTIAL 40
- AR-1 AGE RESTRICTED 1
- AGE RESTRICTED 2 OVERLAY
- RESIDENTIAL LOW & MODERATE
- PROFESSIONAL OFFICE
- OFFICE RESIDENTIAL
- OFFICE TECHNICAL PARK
- SHOPPING CENTER OFFICE
- HIGHWAY BUSINESS
- INDUSTRIAL
- PLANNED UNIT DEVELOPMENT OVERLAY
- CONSERVATION DISTRICT OVERLAY
(BY PERMIT OVER WATER AND WETLANDS)
- HISTORIC DISTRICT
(ALL LOTS FRONTING ON A STREET 90 FEET OR GREATER)



BOROUGH OF GIBBSBORO
CAMDEN COUNTY, NEW JERSEY



ZONING MAP



CLARKE • CATON • HINTZ