

**BOROUGH OF GIBBSBORO
REQUEST FOR QUOTATION
RFQ VERSION 1**

Service: **Professional Appraisals of Three (3) Properties**

Quotations Submission Deadline: Friday, August 7, 2015 by 11 a.m.
Please include cost to appraise all three 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 a full appraisal report 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**

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

Nearest Public Street: United States Avenue

Current Use: Portion of Residential Property

Current Zoning: 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

Assessed Value: See Assessed Value of Property C

Owners of Record: John & Karista Schwarz
65 United States Avenue
Gibbsboro, NJ 08026

PROPERTY C: Block 8.03 Lot 6.10

Lot Dimensions: 150' x 100'

Nearest Public Street: Landlocked

Current Use: Vacant lot with fencing; used as an extension to a residential property located at Block 8.03 Lot 6.06 (65 United States Avenue)

Current Zoning: 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

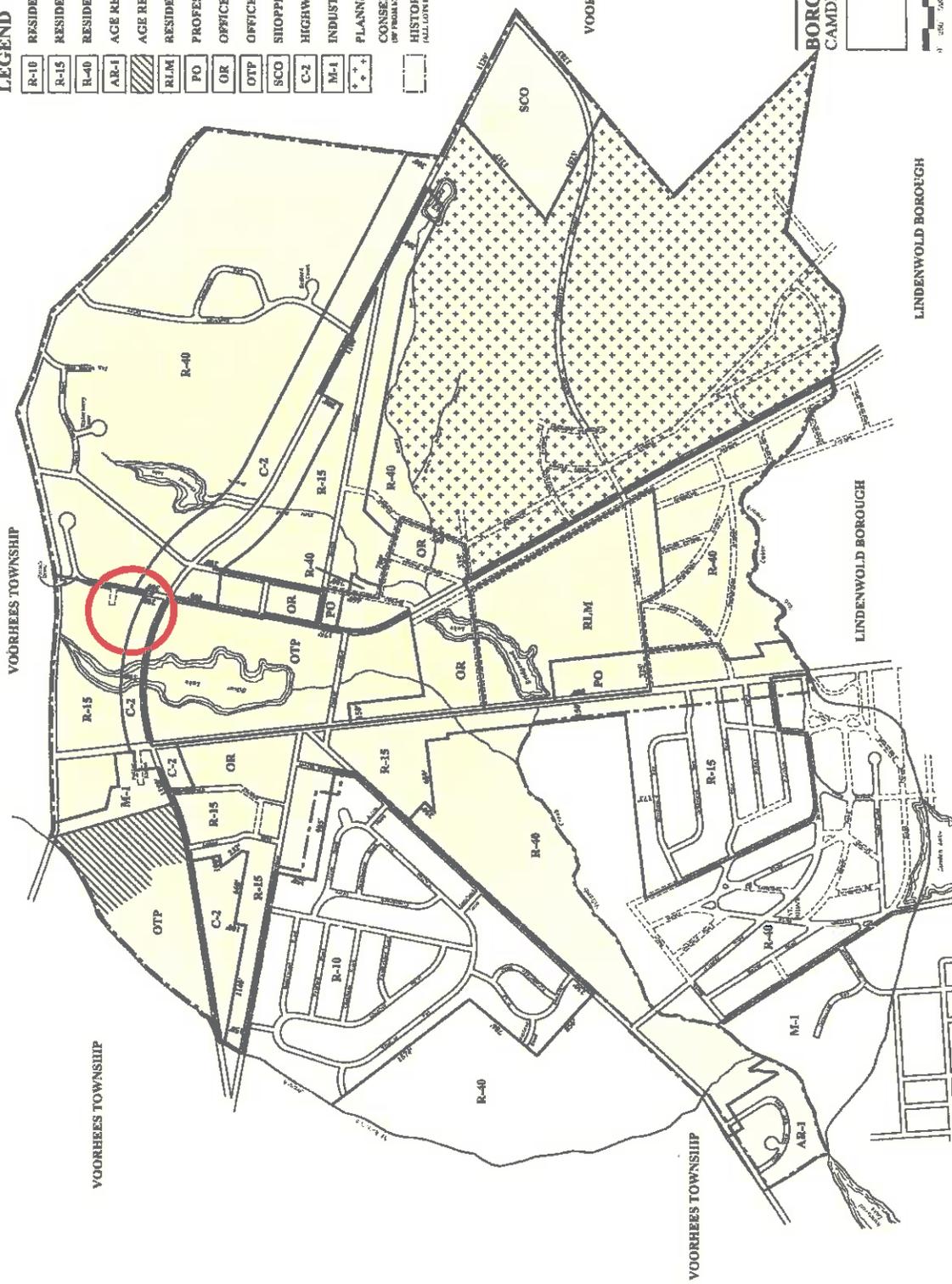
Intended Use of Properties A, B & C: Municipally sponsored 100% Inclusionary Affordable Care Housing Development with approximately 70 rental units as permitted under the Paintworks Redevelopment Expansion Plan

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.

LEGEND

- R-10 RESIDENTIAL 10
- R-15 RESIDENTIAL 15
- R-40 RESIDENTIAL 40
- AR-1 ACE RESTRICTED 1
- ACE RESTRICTED 2 OVERLAY
- RESIDENTIAL LOW & MODERATE
- RLM PROFESSIONAL OFFICE
- PO PROFESSIONAL OFFICE
- OR OFFICE RESIDENTIAL
- OTP OFFICE TECHNICAL PARK
- SCO SHOPPING CENTER OFFICE
- C-2 HIGHWAY BUSINESS
- M-1 INDUSTRIAL
- PLANNED UNIT DEVELOPMENT OVERLAY
- CONSERVATION DISTRICT OVERLAY
- HISTORIC DISTRICT
- (ALL CITY HISTORIC DISTRICTS ARE DESIGNATED BY THE STATE OF NEW JERSEY AND WELLAND)



BOROUGH OF GIBBSBORO
CAMDEN COUNTY, NEW JERSEY

ZONING MAP

SCALE: 1" = 500'

DATE: February 2006

CLARKE • CATON • HINTZ