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Master Plan Re-examination

Township of Ocean
Ocean County
New Jersey

Land Use Board Members

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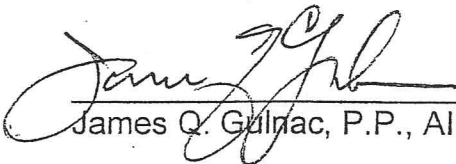
Barbara Wolford, *Recording Secretary*

Ocean Township
Master Plan Reexamination

April 19, 2001

Prepared by:

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I. INTRODUCTION

The Municipal Land Use Law (MLUL) provides in 40:55D-89 that a governing body shall, at least every six years, provide for the general reexamination of it's Master Plan. There is no restriction on reexamination being conducted at a frequency greater than once every six years. In fact, when a municipality recognizes that circumstances and events have transpired which necessitate a change in the goals and objections of it's Land Use Plan, a Master Plan Reexamination is the correct path to choose.

As a result of a Master Plan Reexamination completed in 1999 a revised Master Plan was prepared. Since the adoption of that Plan the Township's governing body has become very concerned with the impact that single family development will have on the Township. It has requested and directed the Township's Land Use Board to conduct a Master Plan Reexamination to include an updated Land Use Element, Single Family Dwelling Unit Build-out Analysis, and the municipalities capacity to effectively manage that growth.

This Master Plan Reexamination has been prepared per the guidelines set forth in the Municipal Land Use Law (MLUL) 40:55D-28 and 40:55D-89. In the preparation of this reexamination the following assumptions are made.

1. That the circumstances surrounding the Township's Affordable Housing Plan have not changed.

2. That the Economic Redevelopment Plan that the Township is in the process of completing has been prepared in accordance with the "Local Redevelopment and Housing Law" P.L. 1992, c.79 (C. 40A:12A-1 et seq.).
3. That the Circulation Plan Element and other elements of the Township's Master Plan are unaffected by this reexamination.

II. GOALS AND OBJECTIVES

The intent and purpose of the Master Plan for Ocean Township is to develop guidelines for future land development and redevelopment within the Township. In a Master Plan Reexamination MLUL 40:55D-89 requires municipalities to consider five specific statements. The goal of this reexamination is to prepare a report under the guidelines of 40:55D-89 which addresses the Governing Body's concern about the ability of the municipality to sustain and support the residential development that could take place under the current Land Use (Zoning) Plan.

The Governing Body is very aware of the need to plan for future growth using the smart growth principal of sustainable development. The Township is very concerned about the unbalance that exists between the ratio of the Township's privately owned commercial property to that which is residential. This reexamination will review that situation and make recommendations on how the Land Use Plan could be changed.

The goal for residential development in the Township is as follows:

- Maintain and enhance the single family character of the Township without creating a financial hardship on the residents.
- Utilize smart growth principals of a balanced development plan which ensures sustainability and protection of the natural systems.

III. REEXAMINATION REPORT

A. MLUL 40:55D-89a

“The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination”.

The previous reexamination report completed in 1999 recommended the preparation and adoption of a revised and updated Master Plan. An updated and revised Master Plan was adopted in 1999.

The Land Use Element of the 1999 master Plan divided the municipality into two major subdivisions: Pinelands Area (west of the Garden State Parkway) and CAFRA area (east of the Garden State Parkway). The CAFRA area was further subdivided into three (3) sections; a Central Corridor along Route 9 and the areas of the Township west of the Central Corridor but east of the Garden State Parkway and east of the Corridor.

A number of recommendations concerning the Central Corridor were made. As a result of these recommendations changes were made in the C1 and C2 districts. Also recommended for the CAFRA west area was the introduction of a commercial zone along Route 532, the establishment of a redevelopment area and the creation of an affordable

housing overlay district. These recommendations have lead to the creation of the C-3 Commercial Zone and an affordable housing overlay district in Block 39, R-1 Zone. The governing body is currently actively developing an Economic Redevelopment Plan as recommended in the Master Plan.

In the CAFRA east area changes in the Conservation District were implemented.

It is evident that many of the recommendations made in the 1999 Updated Land Use Element of the Master Plan have been implemented.

B. MLUL 40:55D-89b

The extent to which such problems and objectives have been reduced or have increased subsequent to such data.

As noted above it appears that the suggestions made in the 1999 Master Plan have been implemented. It is still too early to measure the impact of these programs.

C. MLUL 40:55D-89c

The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the Master

Plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, County and Municipal policies and objectives.

The most significant change in assumptions, policies and objectives concerns the projected residential build-out under the current zoning plan. The current Smart Growth Plan is directed at creating a balance between the residential and non residential land uses. An examination of the property in the Township shows the following facts.

1. There are currently 4,578 tax parcels in the Township.
2. The total (net) value of these lots is \$350,388,242.00 with an average parcel value of \$76,537.41.
3. Residential property constitutes 64.11% of all parcels (2,935 out of 4,578) and has an average parcel value of \$100,789.74.
4. Commercial and industrial property total 106 parcels or about 2.3%. The average commercial property is valued at \$27,218.10. There is only one (1) parcel considered industrial.

Comparing the relationship between the residential property and its taxes generated compared to the breakdown of these taxes, the following is noted:

Total Residential Units		2,935
Total Value		\$295,817,900.00
Average Value		\$ 100,789.74
Municipal Tax Rate		2.737
Tax Multiplier		\$ 1.007.90
Tax Breakdown (on average Residential Unit)		
Municipal Rate	2.737	\$ 2,758.62
School	1.496	\$ 1,507.81
County	0.483	\$ 486.81
Library	0.048	\$ 48.38
Health	0.018	\$ 18.14
Open Space	0.012	\$ 12.09

The estimated cost to educate a single student is \$9,000 per year. There are 536 students in grades 7-12 and 651 students in grades K-6, for a total of 1,187 students. There are a total of 2,935 residential units or .4 students per residential unit.

An average residential unit generates \$1,507.81 in school taxes against a cost of \$3,600 (\$900/year x .4 students per home). For a net negative cost to the Township of \$2,092.19.

This suggests that each new residential unit will cost the Township on an average of \$2,092.19.

It is for this reason that the Township feels that the current zone plan for residential uses does not represent the best possible growth plan.

Under the current zoning plan the following densities are provided:

R-2 density 20,000 SF/lot or 2.178 units/ac

R-1 density 12,500 SF/lot or 3.4878 units/ac

R-1A density 8,000 SF/lot or 5.445 units/ac

The attached charts identify the vacant land for the R-2, R-1 and R-1A Residential Zones. Block 39 has been shown as a separate area. Some of the vacant lots are considered "by-right". This means that no matter what changes might be made to the minimum lot sizes, these properties could be developed as a single family dwelling. In this review not all lots were individually reviewed for constructability due to environmental restrictions.

Based upon current zoning the following conditions exist:

<u>ZONE</u>	<u>BUILD-OUT</u>	<u>BY-RIGHT</u>
R-2 (not block 39)	206	51
R-1	269	136
R-1A	<u>284</u>	<u>205</u>
Total	759	392

D. MLUL 40:55D-89d

“The specific changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared”.

1. Changes in goals and objectives:
 - a. The goal is to reduce residential development that has a negative financial impact on the Township.
 - b. Encourage, through land development standards, the protection of open space.
 - c. To continue to balance all forms of development through the use of smart growth principals and sustainability planning.
2. Specific changes to the Land Use Plan:

- a. Make no changes to Block 39 leave as existing R-2 with housing overlay.
- b. Change the minimum lot size in the R-2 Residential Zone from 20,000 SF/lot to (43,560) SF. Any lot of record at the time of enactment of the change in minimum lot size that meets the requirements in effect at that time is to be considered a buildable lot as to minimum lot size and will not require a variance.
- c. Change the minimum lot size in the R-1 Residential Zone from 12,500 SF to (30,000) SF. Any lot of record at the time of enactment of the change in minimum lot size that meets the requirements in effect at that time is to be considered a buildable lot as to minimum lot size and will not require a variance.
- d. Change the minimum lot size in the R-1A Residential Zone from 8,000 SF to (20,000) SF. Any lot of record at the time of enactment of the change in minimum lot size that meets the requirements in effect at that time is to be considered a buildable lot as to minimum lot size and will not require a variance.

- e. Establish a conservation set aside program which would utilize a maximum building lot provision within the residential zones.
- f. For any development on properties east of the Garden State Parkway within the approved sewer service area, require that they be connected to public sewer.
- g. Consider revising the definitions of an improved road to allow for roads which are less than 30' in cartway width and do not have curbs and sidewalks to be used under certain circumstances.

The result of the recommended minimum lot changes would produce the following build-outs.

<u>ZONE</u>	<u>REVISED MIN. LOT SIZE</u>	<u>BUILD-OUT</u>
R-2	43,560 SF	117
R-1	30,000 SF	190
R-1A	20,000 SF	<u>259</u>
	Total	566

The total reduction in build-out is 193 dwelling units (566 build-out minus 392 by-right).

E. MLUL 4055D:-89e

“The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law” (P.L. 1992, c79[C40A:12A – 1 et seq.) into the Land Use Plan Element of the Municipal Master Plan and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality”.

The Township Committee will be presenting to the Land Use Board an Economic Redevelopment Plan. The review of this plan will be consistent with C40A:12A – 1 et seq. and the MLUL. When approved, it will become a part of the Master Plan as an addendum to its Economic Element.

SCHEDULE B
SCHEDULE OF LOT AND BUILDING REQUIREMENTS BY ZONING DISTRICT
TOWNSHIP OF OCEAN

Zoning District	Lot and Density Requirements			Min. Depth (feet)	Coverage (%)	Yard Setbacks			Rear (feet)	Cluster or Planned Residential Development Provided	PDC's Provided	References for Additional Pinelands Requirements
	Min. Lot Size (acres or s.f.)	Max. Density (d.u./acre)	Min. Width (feet)			Front (feet)	Side (feet)					
R-2	20,000 s.f.	NA	100	125	20	40	15	25	(Notes C and D)	(Note E)	---	
R-1	12,500 s.f.	NA	100	125	25	25	10	25	(Notes C and D)	---	---	
R-1A	8,000 s.f.	NA	80	---	30	25	10	20	---	---	---	
WD	(Note A)	9(Note B)	(Note A)	---	30	(Note A)	(Note A)	(Note A)	---	---	---	
BC	25,000 s.f.	NA	100	---	20	40	15	25	(Note C)	---	---	
C-2	15,000 s.f.	NA	100	---	50	25	10	25	---	---	---	
C-1	30,000 s.f.	NA	100	---	40	40	10	25	---	---	---	
I-1	3 Acres	NA	250	---	35	75	50	50	---	---	---	
PA	3.2 AC.	---	200	NA	10	200	50	75	---	Yes	19-6.10	
FO	2.0 AC.	1/20	200	---	10	200	50	75	Yes	---	19-6.11	
FOR(1)	2.5 AC.	1/20	100	---	15	200	50	75	---	---	19-6.11.c.12	
FOC(2)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	19-6.14	
RUR	5.0 AC.	1/5	200	---	10	75	50	75	Yes	---	19-6.12	
RUR(1)	1.0 AC.	1/5	100	---	15	50	20	50	---	---	19-6.12.c.12	
RUI	5.0 AC.	NA	300	---	50	75	50	75	---	---	19-6.14	
RUC(2)	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	19-6.16	
PV	3.2 AC.	1/3.2	150	---	15	50	20	50	---	As required	19-6.13	
I-2	5 Acres	NA	300	---	50	75	50	75	---	---	---	

NOTES:

- A. Same as for adjacent or nearest most restrictive R District.
- B. Applies only to townhouse dwelling permitted in the District up to four (4) dwelling units per acre.
- C. Clustering of single-family homes is permitted.
- D. Planned residential development is permitted up to four (4) dwelling units per acre.
- E. Use of Pinelands Development Credits (PDC's) is permitted at the option of the Planning Board.
 - (1) R--Receiving. Those areas designated as "Receiving" for the density transfer program. See Conditional Use Section of each specific land use for bulk requirements.
 - C--Those areas designated as "Conservation" and not to be considered in the transfer program. To qualify as conservation, the land must be deed restricted in a manner acceptable to both the Planning Board and the Pinelands Commission.
 - (3) PUC--Pineland Development Credit.
 - (4) OT REF. -- Ocean Township Zoning Ordinances Section Designations.

BUILD OUT CHART 1

Block 39

Block	Lot	Owner	Size	Land Val	Size (ac)	Tax	Bid Out Est	Bid out	By Right	Bid out	Remarks
39	1	Cangiatosi	9.44ACRE	\$23,600.00	9.44	645.93	20.56	43560sf			
39	2	Chapman,	56.09AC	\$28,000.00	56.09	766.36	122.16				Now C-3
39	3	Township	0.29AC	\$200.00	0.29	0					Possible wetlands
39	4	Shoreline	2.94AC	\$25,800.00	2.94	706.15	6.40				Now zoned C-3
39	5	Shoreline	10AC	\$102,900.00	10	2816.37	21.78				Now zoned C-3
39	6	Hartford R	561X135X	\$9,000.00	0	246.33					
39	7	Waretown	19.58AC	\$146,900.00	19.58	0					
39	8	Cfs Co	265X132I	\$4,100.00	0	112.22					
39	9	Advanced	26.08AC	\$95,200.00	26.08	2605.62					

BUILDOUT CHART 2

R-2 Min Lot 20,000sf

Block	Lot	Owner	Size	Land Val	Size (ac)	Tax	Bid-Out Est 20,000 sf	Bld out	By Right	Bld out 43,560 sf	Remarks
46	2.02	Pahlman, Carl & E	24X70	\$5,800.00	0.0386	158.75	0.08	1.00	1.00	1.00	
47	1.03	Servis, Frank & Arlene	24X70IRR	\$2,900.00	0	79.37	0.00	0.00			
47	4	Tart, Eugenia Marie	4.77AC	\$7,200.00	4.77	197.06	10.39	10.00		4.00	
47	11	McDantel, Brian & Diana	94X155IRR	\$37,000.00	0	1012.69	0.00	1.00	1.00	1.00	
47	12	Parrino, Leonard & Lorraine	94X165	\$45,100.00	0.3561	1234.39	0.78	1.00	1.00	1.00	
48	1	Kelleman, Andrew J & Doreen A	0.77AC	\$1,100.00	0.77	30.11	1.68	1.00	1.00	1.00	
48	2	Kelleman, Andrew J & Doreen A	1.87AC	\$119,900.00	1.87	3281.66	4.07	4.00	1.00	1.00	
48	4	Slover, Abram Jr & Harding, Margaret	138X312IRR	\$11,200.00	0	306.54	0.00	1.00	1.00	1.00	
48	8.01	St Stephens Episcopal Church	2.75ACRES	\$146,300.00	2.75	0	5.99	5.00	1.00	2.00	
48	10	Brown, I Est %Richard Brown	0.805	\$28,000.00	0.805	766.36	1.75	1.00	1.00	1.00	
49	2.02	Seidel, Glen A & Kathleen	140X170IRR	\$25,000.00	0	684.25	0.00	1.00	1.00	1.00	
49	5	Hartman, Eva %w Rieck	75X371	\$28,100.00	0.6388	769.1	1.39	1.00	1.00	1.00	
49	9.02	Garcia, Emily	117X168IRR	\$28,000.00	0	766.36	0.00	1.00	1.00	1.00	
49	9.04	Shehady Toufic M & Elsa M	1.06AC	\$30,000.00	1.06	821.1	2.31	2.00	1.00	1.00	
50.01	9	Hammarstrom, William R	75X279	\$16,400.00	0.4804	448.87	1.05	1.00	1.00	1.00	
50.01	17	Vassallo, Thomas & Laura	50X150IRR	\$6,600.00	0	180.64	0.00	1.00	1.00	1.00	
50.01	18	Vassallo, Thomas & Laura	75X139IRR	\$9,600.00	0	262.75	0.00	1.00	1.00	1.00	
50.01	19	Wyckoff, Robert & Georgannia	110X183IRR	\$24,100.00	0	659.62	0.00	1.00	1.00	1.00	
50.01	22	Camburn, Timothy M & Nancy M	7.63ACRES	\$42,200.00	7.63	1155.01	16.62	16.00	1.00	7.00	
50.02	6.08	Hammett, Kevin & Mary	227X125	\$30,000.00	0.6514	821.1	1.42	1.00	1.00	1.00	
52.01	5	Me-Two Inc	150X100	\$37,300.00	0.3444	1020.9	0.75	1.00	1.00	1.00	
52.01	14	Lees, Virginia E	100X100	\$23,000.00	0.2296	629.51	0.50	1.00	1.00	1.00	
52.01	21	Ahearn, Emily C & Edward R	7.91AC	\$94,700.00	7.91	2591.94	17.23	17.00	1.00	7.00	
52.01	22	Wojciechowski, Roseann	2.57AC	\$11,600.00	2.57	317.49	5.60	5.00	2.00	2.00	
52.02	2	Balance, Shirley	2.76AC	\$16,900.00	2.76	462.55	6.01	6.00	2.00	2.00	
52.02	4	Sholin, Frank & Barbara	2.164AC	\$43,200.00	2.164	1182.38	4.71	4.00	2.00	2.00	
52.02	4.01	William Irving	125X164	\$24,600.00	0.4706	673.3	1.02	1.00	1.00	1.00	
53	2	Wojciechowski, Roseann	1.35AC	\$6,100.00	1.35	166.96	2.94	2.00	1.00	1.00	
53.01	10	Lighthouse Devel Corp	100X227	\$41,300.00	0.5211	1130.38	1.13	1.00	1.00	1.00	
53.02	8	Lighthouse Devel Corp	108X186	\$43,500.00	0.4612	1190.6	1.00	1.00	1.00	1.00	
53.02	10	Lighthouse Devel Corp	164X147	\$54,500.00	0.5534	1491.67	1.21	1.00	1.00	1.00	
53.02	11	First Bankers Management Corp	124X190	\$14,200.00	0.5409	388.65	1.18	1.00	1.00	1.00	
53.02	12	First Bankers Management Corp	122X191	\$19,100.00	0.5349	522.77	1.17	1.00	1.00	1.00	
53.02	13	First Bankers Management Corp	110X194	\$18,300.00	0.4899	500.87	1.07	1.00	1.00	1.00	
53.02	14	First Bankers Management Corp	109X181	\$16,800.00	0.4529	459.82	0.99	1.00	1.00	1.00	

53.02	15	First Bankers Management Corp	128X172	\$18,300.00	0.5054	500.87	1.10	1.00	1.00	1.00	
53.02	16	First Bankers Management Corp	114X174	\$17,500.00	0.4554	478.98	0.99	1.00	1.00	1.00	
53.02	17	First Bankers Management Corp	112X178.86	\$17,200.00	0.4599	470.76	1.00	1.00	1.00	1.00	
53.02	18	First Bankers Management Corp	111.50X180	\$17,100.00	0.4607	468.03	1.00	1.00	1.00	1.00	
53.02	19	First Bankers Management Corp	111.50X180	\$17,100.00	0.4607	468.03	1.00	1.00	1.00	1.00	
53.02	20	First Bankers Management Corp	111.50X180	\$17,700.00	0.4607	484.45	1.00	1.00	1.00	1.00	
53.02	21	Royal Comfort Homes	131X180	\$18,000.00	0.5413	492.66	1.18	1.00	1.00	1.00	
53.03	1	McGlynn, William & Eleanor	114X182	\$16,600.00	0.4763	454.34	1.04	1.00	1.00	1.00	
53.03	2	First Bankers Management Corp	110X182	\$16,900.00	0.4596	462.55	1.00	1.00	1.00	1.00	
53.03	3	First Bankers Management Corp	110X182	\$16,900.00	0.4596	462.55	1.00	1.00	1.00	1.00	
53.03	4	First Bankers Management Corp	110X182	\$16,900.00	0.4596	462.55	1.00	1.00	1.00	1.00	
53.03	5	First Bankers Management Corp	110X182	\$16,900.00	0.4596	462.55	1.00	1.00	1.00	1.00	
53.03	6	First Bankers Management Corp	110X182	\$16,900.00	0.4596	462.55	1.00	1.00	1.00	1.00	
53.03	7	First Bankers Management Corp	113X176	\$17,100.00	0.4566	468.03	0.99	1.00	1.00	1.00	
53.03	8	First Bankers Management Corp	104X230.15	\$15,900.00	0.5495	435.18	1.20	1.00	1.00	1.00	
53.04	1	First Bankers Management Corp	103X211	\$16,400.00	0.4989	448.87	1.09	1.00	1.00	1.00	
53.04	2	First Bankers Management Corp	100X211	\$15,900.00	0.4844	435.18	1.06	1.00	1.00	1.00	
53.04	3	First Bankers Management Corp	124X221	\$18,800.00	0.6291	514.56	1.37	1.00	1.00	1.00	
53.04	4	First Bankers Management Corp	127X170	\$18,100.00	0.4956	495.4	1.08	1.00	1.00	1.00	
53.04	5	First Bankers Management Corp	127X170	\$18,100.00	0.4956	495.4	1.08	1.00	1.00	1.00	
53.04	6	First Bankers Management Corp	116X195	\$18,000.00	0.5193	492.66	1.13	1.00	1.00	1.00	
53.04	7	First Bankers Management Corp	90.95X187.90	\$17,800.00	0.3923	487.19	0.85	1.00	1.00	1.00	
53.04	9	Royal Comfort Homes	.83AC	\$13,400.00	0.83	366.76	1.81	1.00	1.00	1.00	
54	13	Wojciechowski, Roseann	2.49AC	\$11,200.00	2.49	306.54	5.42	5.00	2.00	2.00	
54	15	Diocese Of Trenton	300X100	\$39,500.00	0.6887	1081.12	1.50	1.00	1.00	1.00	
54	16.03	Somerville, Nita B	16.9AC	\$181,100.00	16.9	4956.71	36.81	36.00	16.00	16.00	
54	16.04	Somerville, Nita B	2.3AC	\$44,000.00	2.3	1204.28	5.01	5.00	2.00	2.00	
54	16.05	Hahn, William & Annette	2.91	\$47,700.00	3.21	1305.55	6.99	6.00	3.00	3.00	
54	16.06	Corliss, Timothy & Donna	2.91	\$46,700.00	2.91	1278.18	6.34	6.00	2.00	2.00	
54	17	Krupansky, Frank	2.39AC	\$45,300.00	2.39	7080.64	5.21	5.00	2.00	2.00	
54	22	Way, Justin P	1.35AC	\$40,300.00	1.35	0	2.94	2.00	1.00	1.00	
54	24	Camburn, James	4.21AC	\$74,300.00	4.21	2033.59	9.17	9.00	4.00	4.00	
54	28	Camburn, D Est %Thomas Perry	32X52	\$1,300.00	0.0382	35.58	0.08	0.00	0.00	0.00	
54	31	Union Mill Associates Inc	1AC	\$4,500.00	1	123.17	2.18	2.00	1.00	1.00	
54.03	12	Volz, Frances Trustee	1ACRE	\$500.00	1.1	76.64	2.40	2.00	1.00	1.00	
54.04	13	Sesta, Lawrence J & Sherry L	115X175.11	\$35,100.00	0.4623	4417.53	1.01	1.00	1.00	1.00	
54.04	16	Skodi, Beverly A	0.54AC	\$37,500.00	0.54	5413.8	1.18	1.00	1.00	1.00	
54.05	5	Zander, Raymond & Joyce	115.96X173.5	\$34,800.00	0.462	0	1.01	1.00	1.00	1.00	
54.05	11	Meyer, Barbara Flach	1.33AC	\$18,500.00	1.33	506.35	2.90	2.00	1.00	1.00	
54.05	14	Subjinski, Stanley J & Maryann	1.15AC	\$27,300.00	1.15	747.2	2.50	2.00	1.00	1.00	
TOTAL											
								206.00	51.00	51.00	117.00
								86.8144	51.00	51.00	117.00

BUILDOUT CHART 3

R-1A Min lot size 8000sf

Block	Lot	Owner	Size	Land Val	Size (ac)	Tax	Bid Out Est	Bld out	By Right	Bld out	Remarks
							8000 sf	20000 sf			
65	2.01	Dzialkowski, John & Hedy	103X132	\$28,600.00	0.3121	782.78	1.70	1.00	1.00	1.00	
65	7	Collamer, Daniel & Charlene Elais	3.2AC	\$11,200.00	3.2	306.54	17.42	17.00		6.00	
65	8	Moselcki, Estate %marie Bendel	4.73AC	\$14,900.00	4.73	407.81	25.75	25.00		10.00	
65	10	Sheridan, Raymond M & Linda	2.26AC	\$7,900.00	2.26	216.22	12.31	12.00		4.00	
65	11	DeForest, Patricia Virginia	.05AC	\$3,000.00	0.05	82.11	0.27	1.00	1.00	1.00	
65	12	Collamer, Daniel & Charlene	1.86AC	\$6,500.00	1.86	177.91	10.13	1.00	1.00	4.00	
65	13	Collamer, Daniel & Charlene	140X195I	\$39,100.00	0	1070.17	0.00	1.00	1.00	1.00	
65	22.03	Theiller, James & Patricia	46X106IR	\$15,000.00	0	410.55	0.00	1.00	1.00	1.00	
65	25	Sheridan, Raymond M & Linda	148X31IR	\$3,100.00	0	84.85	0.00	1.00	1.00	1.00	
65.01	9	Kellow, Robert & Mary Ann	75X19R	\$23,100.00	0	632.25	0.00	1.00	1.00	1.00	
71	1	Rutan, Roxanne	146X100I	\$25,000.00	0	684.25	0.00	1.00	1.00	1.00	
71	11	Haulenbeek, George	60X100	\$21,000.00	0.1377	574.77	0.75	1.00	1.00	1.00	
72	5	Perrelli, Victor & Carmela	76X109IR	\$22,500.00	0	615.83	0.00	1.00	1.00	1.00	
74	8.01	Frank, Charles F & Helen M	50X19R	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00	
75	2.02	Braker, Ann M	20X100	\$3,500.00	0.0459	95.8	0.25	1.00	1.00	1.00	
76	20	Township Of Ocean	6X100	\$1,100.00	0.0138	0	0.08	1.00	1.00	1.00	
77	3	Krawiec, Robert & Linda	120X100	\$28,500.00	0.2755	780.05	1.50	1.00	1.00	1.00	
77	6.02	Township Of Ocean	10X100	\$1,800.00	0.023	0	0.13	1.00	1.00	1.00	
78	3.01	Mooney, Kyle M	120X100	\$7,800.00	0.2755	213.49	1.50	1.00	1.00	1.00	
79	3	Brown, Noel F & Stanek, Frank J	80X100	\$4,700.00	0.1837	128.64	1.00	1.00	1.00	1.00	
81	4.03	Ocean Township Mua	80X100	\$23,500.00	0.1837	0	1.00	1.00	1.00	1.00	
82	3	Duffy, Owen	40X100	\$14,000.00	0.0918	383.18	0.50	1.00	1.00	1.00	
82	14	Fraser, Robert & Janet	40X100	\$14,000.00	0.0918	383.18	0.50	1.00	1.00	1.00	
83	1.04	Johannemann, Jeffrey	130X100	\$1,000.00	0.2984	27.37	1.62	1.00	1.00	1.00	
83	2	Francis, Charles & Czurlanis, Geo	120X200	\$21,800.00	0.551	596.67	3.00	3.00	1.00	1.00	
83	3	Kyelem Associates	131X100	\$900.00	0.3007	24.63	1.64	1.00	1.00	1.00	
88	6.03	Kochanski, Richard & Aaron Rich	75X65	\$5,100.00	0.1119	139.59	0.61	1.00	1.00	1.00	
88	9	Lawson, Anthony & Renee	60X100	\$3,400.00	0.1377	93.06	0.75	1.00	1.00	1.00	
88	10.02	Kazary, Hazel	100X100	\$10,500.00	0.2296	287.39	1.25	1.00	1.00	1.00	
88	13.02	Luna, Frank A	20X100	\$4,500.00	0.0459	123.17	0.25	1.00	1.00	1.00	
88	14	Fyfe, Kenneth R & Barbara A	20X100	\$5,600.00	0.0459	153.27	0.25	1.00	1.00	1.00	
88	15	Pelizza, Ventura	60X100	\$2,300.00	0.1377	62.95	0.75	1.00	1.00	1.00	
88	16	Wright, Laura	60X100	\$3,400.00	0.1377	93.06	0.75	1.00	1.00	1.00	
89	9	Celmer, Philip R III & Miran	55X111	\$40,000.00	0.1402	1094.8	0.76	1.00	1.00	1.00	
89	10.01	Celmer, Philip R III & Mf Ran	55X116	\$54,100.00	0.1465	1480.72	0.80	1.00	1.00	1.00	
89	18.02	Johnson, Margaret	50X100	\$39,400.00	0.1148	4595.44	0.63	1.00	1.00	1.00	
90	13	Schurig, Darryl L	96X100IR	\$74,000.00	0	6779.56	0.00	1.00	1.00	1.00	

91	6 Prescott, Charles H & Christine M	50X80	\$47,900.00	0.0918	1311.02	0.50	1.00	1.00
92	4 Battloro, Anthony P	50X80	\$47,400.00	0.0918	1297.34	0.50	1.00	1.00
93	1.01 Althouse, C Est %h Althouse	100X80	\$65,600.00	0.1837	1795.47	1.00	1.00	1.00
93	1.02 Althouse, C Est %h Althouse	50X80	\$20,200.00	0.0918	552.87	0.50	1.00	1.00
93	8 Sefcik, Robert & Annemarie	50X80	\$40,000.00	0.0918	1094.8	0.50	1.00	1.00
93	14 Aulert, Peter J & Marilynne A	46X80	\$47,200.00	0.0845	1291.86	0.46	1.00	1.00
94	1.02 Nastasi, Nicholas	50X80	\$47,900.00	0.0918	1311.02	0.50	1.00	1.00
94	2 Dangler, John W & Patricia R	50X80	\$47,900.00	0.0918	2417.01	0.50	1.00	1.00
94	5.01 Busso, August & Rosalina	52X80	\$46,500.00	0.0955	1272.71	0.52	1.00	1.00
94	5.02 Vob Inc	52X80	\$46,500.00	0.0955	1272.71	0.52	1.00	1.00
95.01	1.01 Development Corp Of America	17.5AC	\$148,800.00	17.5	4072.66	95.29	0.00	0.00
95.02	14 Sperl, Bernhard & Johanna	52X80	\$49,600.00	0.0955	1357.55	0.52	1.00	1.00
96	10 Dreesen, A, Cusick, J F & J Mondello	50X100	\$52,500.00	0.1148	1436.93	0.63	1.00	1.00
96	35 Buklad, Theo & Arkenberg, Franke	50X100	\$52,500.00	0.1148	1436.93	0.63	1.00	1.00
96	43 Cusick, Robert J	50X100	\$52,800.00	0.1148	1445.14	0.63	1.00	1.00
96	49 Azer, Robert N	55X110IR	\$59,700.00	0	1633.99	0.00	1.00	1.00
96	50 Veneziale, Lee & Kathy	75X110IR	\$51,600.00	0	1412.29	0.00	1.00	1.00
96	51 Veneziale, Lee & Kathy	90X105IR	\$50,000.00	0	1368.5	0.00	1.00	1.00
96	53 Dupont, Scott D & Dana G.	65X119IR	\$59,000.00	0	1614.83	0.00	1.00	1.00
97	4 Wilkerson, George	65X210	\$90,800.00	0.3134	2485.2	1.71	1.00	1.00
98	5 Jimenez, Mario	100X160I	\$37,200.00	0	1018.16	0.00	1.00	1.00
98	8 Billmeyer, Helen M	50X151IR	\$24,900.00	0	681.51	0.00	1.00	1.00
98	14 DiFilippo, William L Jr	50X141IR	\$17,100.00	0	468.03	0.00	1.00	1.00
98	17 Kovacs, Stephen W	100X128I	\$26,000.00	0	711.62	0.00	1.00	1.00
98	22 Souagui, Julian	50X140IR	\$24,400.00	0	667.83	0.00	1.00	1.00
100	1 Mc Isaac, John & Irene	200X100	\$8,000.00	0.4591	218.96	2.50	2.00	0.00
101	1.01 Mc Isaac, John & Irene	85X100	\$25,600.00	0.1951	700.67	1.06	1.00	1.00
101	1.02 Mc Isaac, John & Irene	80X100	\$22,800.00	0.1837	624.04	1.00	1.00	1.00
101	1.03 Mc Isaac, John & Irene	80X100	\$19,400.00	0.1837	530.98	1.00	1.00	1.00
101	1.04 Mc Isaac, John & Irene	85X100	\$23,400.00	0.1951	640.46	1.06	1.00	1.00
101	1.05 Mc Isaac, John & Irene	100X165	\$23,100.00	0.3788	632.25	2.06	2.00	1.00
101	1.06 Mc Isaac, John & Irene	100X165	\$22,200.00	0.3788	607.61	2.06	2.00	1.00
101	2 Ocean Township Mua	60X100	\$11,300.00	0.1377	0	0.75	1.00	1.00
101	3 Travers, Edward	60X100	\$2,400.00	0.1377	65.69	0.75	1.00	1.00
102	3 Mankowski, Genevieve Estate Of	70X100IR	\$17,000.00	0	465.29	0.00	1.00	1.00
102	12 Mc Isaac, John & Irene	160X100	\$6,900.00	0.3673	188.85	2.00	2.00	1.00
102	13 Ganopoulos, Michael & Claudia	80X100	\$13,500.00	0.1837	369.5	1.00	1.00	1.00
104	3 Smith, Mary V	60X100	\$18,000.00	0.1377	492.66	0.75	1.00	1.00
104	5 Mc Isaac, John & Irene	510X90IR	\$16,400.00	0	448.87	0.00	1.00	1.00
105	1.1 Era, Joseph	50X100	\$50,000.00	0.1148	4395.62	0.63	1.00	1.00
105	1.11 Schneider, Henry & Elsie	100X100	\$78,400.00	0.2296	2145.81	1.25	1.00	1.00
105	4 Mankowski, Genevieve	60X100	\$57,000.00	0.1377	1560.09	0.75	1.00	1.00
106	1.02 Petrone, Joseph	50X100	\$47,500.00	0.1148	1300.08	0.63	1.00	1.00
106	1.03 Nala, Anthony & June	50X100	\$47,500.00	0.1148	1300.08	0.63	1.00	1.00
106	1.05 Biele, Christopher	107X100	\$75,800.00	0.2456	2074.65	1.34	1.00	1.00
106	1.06 Lange, Robert G Jr & Vivian	80X100	\$60,900.00	0.1837	1666.83	1.00	1.00	1.00
106	1.07 Tomlin, Craig & Sheryl	80X100	\$60,900.00	0.1837	4239.61	1.00	1.00	1.00

108	2.02	Lange, Robert G Jr & Vivian Elais	50X100	\$15,000.00	0.1148	410.55	0.63	1.00	1.00
108	3	Bulkus, J Handline, H, Fischer,M&R	60X100	\$18,000.00	0.1377	492.66	0.75	1.00	1.00
109	1.01	Lange, Robert Jr	100X100	\$23,000.00	0.2296	629.51	1.25	1.00	1.00
109	6	Shanley, Edward	45X100IR	\$17,600.00	0	2446.89	0.00	1.00	1.00
109	7	NJ Housing & Mtg Finance Agency	60X100	\$18,000.00	0.1377	0	0.75	1.00	1.00
109	8	Lippincott, Dorothy	60X100	\$14,400.00	0.1377	394.13	0.75	1.00	1.00
110	10	Leonard, Thaddeus A & Matilda	60X100IR	\$3,800.00	0	104.01	0.00	1.00	1.00
110	11	Leonard, Matilda	60X100	\$3,400.00	0.1377	93.06	0.75	1.00	1.00
110	12.01	Baker, Richard & Ellen W	60X100	\$11,300.00	0.1377	309.28	0.75	1.00	1.00
111	1	Glennon, Robert M	258X1671	\$52,000.00	0	4565.32	0.00	1.00	1.00
113	1	Brownback, Robert P & Marjorie H	100X60	\$10,500.00	0.1377	287.39	0.75	1.00	1.00
113	4	Sirano, Patrick	120X100	\$15,000.00	0.2755	410.55	1.50	1.00	1.00
113	5	Roth, Lydia S Trust	60X100	\$11,300.00	0.1377	309.28	0.75	1.00	1.00
113	6	Lang, John Jr	120X100	\$15,000.00	0.2755	410.55	1.50	1.00	1.00
113	9	Colon, Cesar & Joann.	100X100	\$27,500.00	0.2296	1708.66	1.25	1.00	1.00
113	17	Zander, Arthur Jr	60X100	\$19,500.00	0.1377	533.72	0.75	1.00	1.00
113	22	Kochanski & Molsaac Lighthouse En 9AC	63X80IRR	\$55,900.00	9	1529.98	49.01	1.00	19.00
113	23	Robinson, Randolph	124X1081	\$13,100.00	0	368.55	0.00	1.00	1.00
113	26	Lampe, V Est %p Dynega	90X100	\$28,100.00	0	769.1	0.00	1.00	1.00
118	3.02	Lighthouse Enterprises	90X100	\$3,600.00	0.2066	98.53	1.12	1.00	1.00
118	3.11	Lighthouse Enterprises	160X100	\$14,400.00	0.3673	394.13	2.00	1.00	1.00
118	3.12	Lighthouse Enterprises	90X100	\$10,500.00	0.2066	287.39	1.12	1.00	1.00
118	3.13	Lighthouse Enterprises	90X100	\$10,500.00	0.2066	287.39	1.12	1.00	1.00
118	3.14	Lighthouse Enterprises	80X100	\$9,900.00	0.1837	270.96	1.00	1.00	1.00
118	5	Jasovsky, Joseph	40X100	\$9,800.00	0.0918	268.23	0.50	1.00	1.00
118	8	Schaffren, Edw & Judith O	60X100	\$19,500.00	0.1377	533.72	0.75	1.00	1.00
119	3.05	Lighthouse Enterprises	80X100	\$10,000.00	0.1837	273.7	1.00	1.00	1.00
119	5.01	Amundson, Dennis & Doreen	100X120	\$25,900.00	0.2755	708.88	1.50	1.00	1.00
119	5.02	Advanced Property Devel Group Llc	100X234	\$40,000.00	0.5372	1094.8	2.93	2.00	1.00
119	6	Crawford, David Jr	60X100	\$15,600.00	0.1377	426.97	0.75	1.00	1.00
119	7.01	Erkeboni, Richard Sr & Mary Lou	60X100	\$15,600.00	0.1377	426.97	0.75	1.00	1.00
120	8	Township Of Ocean	100X100	\$12,300.00	0.2296	0	1.25	1.00	1.00
121	3	Saint Plus 10th Church	60X100	\$19,500.00	0.1377	533.72	0.75	1.00	1.00
121	4	Mitrosky, Beatrice %r Mitrosky	120X100	\$19,700.00	0.2755	539.19	1.50	1.00	1.00
121	12	Krupa, Stephen & Shirley	60X100	\$22,500.00	0.1377	0	0.75	1.00	1.00
122	9	Bar-War Builders Inc	215X100I	\$24,600.00	0	673.3	0.00	1.00	1.00
123	1	Alse, Lucian W	140X164I	\$7,700.00	0	210.75	0.00	1.00	1.00
123	4	Stanzlak, Stephen	120X100I	\$23,000.00	0	0	0.00	1.00	1.00
129	1.01	Ganopoulos, Michael & Claudia	4.65AC	\$4,000.00	4.65	109.48	25.32	??	0.00
129	1.02	Ganopoulos, Michael & Claudia	0.29AC	\$30,500.00	0.29	834.79	1.58	1.00	1.00
129	4	Kozak, Stasia M	120X100	\$9,000.00	0.2755	246.33	1.50	1.00	1.00
129	14.02	Sue Anna Builders Inc	32XIRR	\$300.00	0	8.21	0.00	1.00	1.00
129	14.04	Sattler, William	100X150	\$30,000.00	0.3444	821.1	1.88	1.00	1.00
129	15.01	Woods At Oceana Llc	103X136I	\$16,000.00	0	437.92	0.00	1.00	1.00
129	15.02	Woods At Oceana Llc	100X145	\$16,000.00	0.3329	3831.8	1.81	1.00	1.00
129	15.03	Krejsa, John J & Angela M	100X145	\$16,000.00	0.3329	4584.48	1.81	1.00	1.00
129	15.04	Woods At Oceana Llc	100X145	\$16,000.00	0.3329	437.92	1.81	1.00	1.00

129	15.05	Woods At Oceana Lic	100X145	\$16,000.00	0.3329	437.92	1.81	1.00	1.00	1.00
129	15.06	Woods At Oceana Lic	104X154I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.07	Woods At Oceana Lic	114X130I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.08	Woods At Oceana Lic	106X124I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.09	Woods At Oceana Lic	99X123IR	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.1	Woods At Oceana Lic	122X149I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.11	Woods At Oceana Lic	123X168I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.12	Woods At Oceana Lic	110X154I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.13	Woods At Oceana Lic	82X125IR	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.14	Woods At Oceana Lic	100X125	\$16,000.00	0.287	4808.92	1.56	1.00	1.00	1.00
129	15.15	Woods At Oceana Lic	100X125	\$16,000.00	0.287	4677.54	1.56	1.00	1.00	1.00
129	15.16	Woods At Oceana Lic	58X145/8	\$16,000.00	0.1931	437.92	1.05	1.00	1.00	1.00
129	15.17	Woods At Oceana Lic	77X123/3	\$16,000.00	0.2174	437.92	1.18	1.00	1.00	1.00
129	15.18	Woods At Oceana Lic	138X141I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.19	Woods At Oceana Lic	85X125/2	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.2	Woods At Oceana Lic	105X130I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.21	Woods At Oceana Lic	101X125I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.22	Woods At Oceana Lic	112X156I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.23	Woods At Oceana Lic	113X165I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.24	Woods At Oceana Lic	100X150	\$16,000.00	0.3444	437.92	1.88	1.00	1.00	1.00
129	15.25	Woods At Oceana Lic	100X150	\$16,000.00	0.3444	437.92	1.88	1.00	1.00	1.00
129	15.26	Woods At Oceana Lic	97X145IR	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.27	Woods At Oceana Lic	97X145IR	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.28	Woods At Oceana Lic	101X152I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.29	Woods At Oceana Lic	117X153I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.3	Woods At Oceana Lic	153X228I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.31	Woods At Oceana Lic	146X218I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.32	Woods At Oceana Lic	78X142IR	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.33	Woods At Oceana Lic	105X129I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.34	Woods At Oceana Lic	100X125	\$16,000.00	0.287	437.92	1.56	1.00	1.00	1.00
129	15.35	Woods At Oceana Lic	100X125	\$16,000.00	0.287	437.92	1.56	1.00	1.00	1.00
129	15.36	Woods At Oceana Lic	100X125	\$16,000.00	0.287	437.92	1.56	1.00	1.00	1.00
129	15.37	Woods At Oceana Lic	100X125	\$16,000.00	0.287	4009.72	1.56	1.00	1.00	1.00
129	15.38	Woods At Oceana Lic	111X116I	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.39	Woods At Oceana Lic	91X150IR	\$16,000.00	0	437.92	0.00	1.00	1.00	1.00
129	15.4	Woods At Oceana Lic	1.16ACRE	\$1,200.00	1.16	32.84	6.32	1.00	1.00	2.00
129	15.41	Woods At Oceana Lic	2.38ACRE	\$2,400.00	2.38	65.69	12.96	1.00	1.00	5.00
129	18	Jasovsky, Kenneth & Jo Ann	2AC	\$15,000.00	2	410.55	10.89	10.00	4.00	4.00
176	4	Lightview Inc %alexander	150X160	\$59,400.00	0.551	1625.78	3.00	3.00	1.00	1.00
176	6	Souagui, Julien	90X80	\$24,400.00	0.1653	667.83	0.90	1.00	1.00	1.00
177	6.01	Jackson, Ruth Est	90X80	\$24,100.00	0.1653	659.62	0.90	1.00	1.00	1.00
177	6.02	Jackson, Ruth Est	90X80	\$24,100.00	0.1653	659.62	0.90	1.00	1.00	1.00
177	9.01	Smeader, Nora	90X80	\$21,600.00	0.1653	591.19	0.90	1.00	1.00	1.00
177	9.02	Jackson, Ruth Est	90X80	\$24,100.00	0.1653	659.62	0.90	1.00	1.00	1.00
178	7	Brady, Francis J	120X80	\$18,600.00	0.2204	509.08	1.20	1.00	1.00	1.00
178	8	Cavan, Nancy G	150X80	\$19,600.00	0.2755	536.45	1.50	1.00	1.00	1.00
179	4.04	Delprete, Albert	60X80	\$30,400.00	0.1102	832.05	0.60	1.00	1.00	1.00

179	4.05	Preziose, Angelo & Linda	90X80	\$36,600.00	0.1653	3106.5	0.90	1.00	1.00	1.00
179	4.06	Forsberg, Walter & Dolores	90X80	\$36,600.00	0.1653	3106.5	0.90	1.00	1.00	1.00
179	10.01	Delcorp Enterprises	105X80	\$27,800.00	0.1928	760.89	1.05	1.00	1.00	1.00
179	10.02	Delcorp Enterprises	105X80	\$27,800.00	0.1928	760.89	1.05	1.00	1.00	1.00
180	3	Christensen, Martin L & Agnes	60X80	\$4,000.00	0.1102	109.48	0.60	1.00	1.00	1.00
180	4	Maroyka, John	60X80	\$16,200.00	0.1102	416.02	0.60	1.00	1.00	1.00
180	6	Williams Est %warren Williams	60X80	\$2,400.00	0.1102	65.69	0.60	1.00	1.00	1.00
180	7	Christensen, Martin L & Agnes	60X80	\$4,000.00	0.1102	109.48	0.60	1.00	1.00	1.00
180	8	Sovereign Bank	120X80IR	\$46,400.00	0	1269.97	0.00	1.00	1.00	1.00
180	9	Williams Est %warren Williams	60X160	\$39,300.00	0.2204	1075.64	1.20	1.00	1.00	1.00
180	10	Koukoutsis, Christos & Sotiria H	60X80	\$30,400.00	0.1102	832.05	0.60	1.00	1.00	1.00
180	12	Patterson, Frank G & Trudy A	180X160	\$103,200.00	0.6612	2824.58	3.60	1.00	1.00	1.00
181	1	Ruane, Joseph A & Dorothy	60X150	\$1,200.00	0.2066	32.84	1.12	1.00	1.00	1.00
181	2	Macneill, Jay Scott	60X195IR	\$3,000.00	0	82.11	0.00	1.00	1.00	1.00
181	6	Mercurio, Anthony	16X99	\$8,600.00	0.0364	235.38	0.20	1.00	1.00	1.00
182	4	Bartus, Peter J	60X80	\$10,400.00	0.1102	284.65	0.60	1.00	1.00	1.00
182	5	Scura, Robert J & Mary D	60X80	\$10,400.00	0.1102	284.65	0.60	1.00	1.00	1.00
183	1	Camplon, Alfred A & Arlene	120X1311	\$21,500.00	0	588.46	0.00	1.00	1.00	1.00
184	1	Sharo, Eileen	120X80	\$16,600.00	0.2204	454.34	1.20	1.00	1.00	1.00
184	3	Hill, John	60X80	\$10,400.00	0.1102	284.65	0.60	1.00	1.00	1.00
184	4	Hill, John	120X80	\$16,600.00	0.2204	454.34	1.20	1.00	1.00	1.00
184	6	Hergert, John Louis	60X160	\$19,100.00	0.2204	522.77	1.20	1.00	1.00	1.00
184	7	Ocean Township Mua	60X80	\$20,700.00	0.1102	0	0.60	1.00	1.00	1.00
184	8	Bednarek, Stephen F & Theresa A	60X80	\$20,700.00	0.1102	3875.6	0.60	1.00	1.00	1.00
184	9	Fall, Allan & Carol	120X80	\$16,600.00	0.2204	454.34	1.20	1.00	1.00	1.00
184	12	Strange, Carl R & Josephine	60X80	\$10,400.00	0.1102	284.65	0.60	1.00	1.00	1.00
184	13	Annecharico, Thomas	60X80	\$3,100.00	0.1102	84.85	0.60	1.00	1.00	1.00
184	14	Annecharico, Thomas	120X80	\$4,300.00	0.2204	117.69	1.20	1.00	1.00	1.00
185	7	Lightview Inc	60X80	\$20,700.00	0.1102	566.56	0.60	1.00	1.00	1.00
185	9	Ahrens, Steven W & Kathy D	60X80	\$11,200.00	0.1102	306.54	0.60	1.00	1.00	1.00
190	2	Hall, John T & Audrey E	61X127IR	\$19,500.00	0	533.72	0.00	1.00	1.00	1.00
190	3	Hall, Daniel J	81X128	\$26,000.00	0.238	711.62	1.30	1.00	1.00	1.00
190	9	Smet, Keith L & Lisa M	20X147	\$8,100.00	0.0675	221.7	0.37	1.00	1.00	1.00
190	14	Habitat For Humanity Of S O C	80X115	\$20,000.00	0.2112	547.4	1.15	1.00	1.00	1.00
190	17	Ewing, Lois	60X115	\$22,300.00	0.1584	610.35	0.86	1.00	1.00	1.00
196	17.02	Fleck, Robert & Joyce	60X80	\$19,300.00	0.1102	528.24	0.60	1.00	1.00	1.00
197	6.02	Thomas, Susan	60X160	\$26,800.00	0.2204	733.52	1.20	1.00	1.00	1.00

TOTAL 284.00 205.00 259.00

BUILDOUT CHART 4

R-1 Min Lot Size 12,500 sf

Block	Lot	Owner	Size	Land Val	Size (ac)	Tax	Bid Out Est	Bid out 12,500sf	By Right	Bid out 30,000 sf	Remarks
65	2.01	Dziatkowski, John & Hedy	103X132	\$28,600.00	0.3121	782.78	1.09	1.00	1.00	1.00	
65	7	Collamer, Daniel & Charlene Etals	3.2AC	\$11,200.00	3.2	306.54	11.15	11.00		4.00	
65	8	Moseicki, Estate %marie Bendel	4.73AC	\$14,900.00	4.73	407.81	16.48	16.00		6.00	
65	10	Sheridan, Raymond M & Linda	2.26AC	\$7,900.00	2.26	216.22	7.88	7.00		3.00	
65	11	DeForest, Patricia Virginia	.05AC	\$3,000.00	0.05	82.11	0.17	1.00	1.00	1.00	
65	12	Collamer, Daniel & Charlene	1.86AC	\$6,500.00	1.86	177.91	6.48	6.00		2.00	
65	13	Collamer, Daniel & Charlene	140X195I	\$39,100.00	0	410.55	0.00	1.00	1.00	1.00	
65	22.03	Theiler, James & Patricia	46X106IR	\$15,000.00	0	84.85	0.00	1.00	1.00	1.00	
65	25	Sheridan, Raymond M & Linda	148X311R	\$3,100.00	0	632.25	0.00	1.00	1.00	1.00	
65.01	9	Kellow, Robert & Mary Ann	75X1RR	\$23,100.00	0	65.69	0.48	1.00	1.00	1.00	
132	4.01	Khammar, Michael	60X100	\$2,400.00	0.1377	65.69	0.48	1.00	1.00	1.00	
132	4.02	Khammar, Michael	60X100	\$2,400.00	0.1377	65.69	0.48	1.00	1.00	1.00	
132	4.03	Really Properties Inc	50X100	\$2,000.00	0.1148	54.74	0.40	1.00	1.00	1.00	
132	4.04	Sue Anna Builders Inc	50X100	\$2,000.00	0.1148	54.74	0.40	1.00	1.00	1.00	
132	5	Schmidt, Charles W	62X100	\$2,500.00	0.1423	68.43	0.50	1.00	1.00	1.00	
133	3	Walsh, John J & Nora M	60X100	\$2,400.00	0.1377	65.69	0.48	1.00	1.00	1.00	
133	4	Sue Anna Builders Inc	172X147I	\$2,400.00	0	65.69	0.00	1.00	1.00	1.00	
133	7	Country Chevy Olds	60X100	\$2,400.00	0.1377	65.69	0.48	1.00	1.00	1.00	
133	8	Marshall, Charles W & Barbara	64X147IR	\$2,600.00	0	71.16	0.00	1.00	1.00	1.00	
133	9	Garruba, Jos L	122X120	\$4,900.00	0.3361	134.11	1.17	1.00	1.00	1.00	
133	10.01	Sue Anna Builders Inc	60X100	\$2,400.00	0.1377	65.69	0.48	1.00	1.00	1.00	
133	10.02	Albanese, Patsy	60X100	\$2,400.00	0.1377	65.69	0.48	1.00	1.00	1.00	
137	3	Bolton, Robert J & Roberta J	50X100	\$15,000.00	0.1148	410.55	0.40	1.00	1.00	1.00	
137	6	Tohm, Raymond	60X100	\$2,400.00	0.1377	65.69	0.48	1.00	1.00	1.00	
138	1	Mickelsen, Wilhelm	50X100	\$13,500.00	0.1148	369.5	0.40	1.00	1.00	1.00	
138	2	Mickelsen, Wilhelm	100X100	\$14,000.00	0.2296	363.18	0.80	1.00	1.00	1.00	
138	3	Purpura, Frances	50X100	\$3,000.00	0.1148	82.11	0.40	1.00	1.00	1.00	
138	5	Nenortas, Peter	60X100	\$3,600.00	0.1377	98.53	0.48	1.00	1.00	1.00	
138	6	Masalski, Kristie L	100X100	\$4,000.00	0.2296	109.48	0.80	1.00	1.00	1.00	
138	7	Mickelsen, Wilhelm	50X100	\$9,000.00	0.1148	246.33	0.40	1.00	1.00	1.00	
140	2	Miller, Charles & Arlene	50X100	\$15,000.00	0.1148	410.55	0.40	1.00	1.00	1.00	
140	3	Lightview Inc %a Alexander	50X100	\$15,000.00	0.1148	410.55	0.40	1.00	1.00	1.00	
140	4	Todd, Evelyn M	60X100	\$18,000.00	0.1377	492.66	0.48	1.00	1.00	1.00	
140	6	Socha, Stanley	120X100	\$23,700.00	0.2755	648.67	0.96	1.00	1.00	1.00	
141	1.01	Bufalo, Angela	60X100	\$2,400.00	0.1377	65.69	0.48	1.00	1.00	1.00	
141	1.02	Bufalo, Angela	60X100	\$2,400.00	0.1377	65.69	0.48	1.00	1.00	1.00	

141	2 Johnson, Elizabeth T	60X100	\$2,400.00	0.1377	65.69	0.48	1.00	1.00
141	3.01 Garofalo, Angelo	60X100	\$2,400.00	0.1377	65.69	0.48	1.00	1.00
141	3.02 Garofalo, John	60X100	\$2,400.00	0.1377	65.69	0.48	1.00	1.00
141	4.03 Garofalo, Angelo & Evelyn	60X100	\$2,400.00	0.1377	65.69	0.48	1.00	1.00
141	4.04 Rubino, Michael & Louise	60X100	\$2,400.00	0.1377	65.69	0.48	1.00	1.00
141	5.01 Beneduce, Luciano & Angelo	60X110	\$2,400.00	0.1515	65.69	0.53	1.00	1.00
141	5.02 Golabek, Sigmond	60X110	\$2,400.00	0.1515	65.69	0.53	1.00	1.00
141	6 Mrok, Katherine	60X110	\$2,400.00	0.1515	65.69	0.53	1.00	1.00
141	7 Robbins, William A & Kathie L	60X110	\$2,400.00	0.1515	65.69	0.53	1.00	1.00
141	13.01 Hall, Lynette P	5.61AC	\$42,900.00	5.61	1174.17	19.55	19.00	8.00
141	13.02 Hall, Lynette P	50X100	\$800.00	0.1148	21.9	0.40	1.00	1.00
144	4.04 Suzansky, James & Sharon	0.59AC	\$22,000.00	0.59	602.14	2.06	2.00	1.00
144	4.05 Suzansky, James W & Sharon H	0.63AC	\$22,000.00	0.63	602.14	2.20	2.00	1.00
144	4.06 Suzansky, James W & Sharon H	1.06AC	\$22,000.00	1.06	602.14	3.69	3.00	1.00
191	6 Petrosilli, John & Jacquelyn	50X122	\$3,000.00	0.14	82.11	0.49	1.00	1.00
191	8 Kapalka, John & Edith	50X99IRR	\$3,700.00	0	101.27	0.00	1.00	1.00
191	9 German, Eleanor	70X95	\$12,500.00	0.1527	342.13	0.53	1.00	1.00
191	12 Sullivan, Jeffrey A	105X81IR	\$9,800.00	0	268.23	0.00	1.00	1.00
191	13 Brennan, Thomas & Anne	0.81AC	\$11,400.00	0.81	312.02	2.82	1.00	1.00
191	14.01 Knots Landing Inc	11.66AC	\$196,000.00	11.66	5364.52	40.63	40.00	16.00
191	14.03 Edwards, Elizabeth Est %stlayton	1.4DAC	\$10,500.00	1.4	287.39	4.88	4.00	2.00
191	14.05 Mercuro, Anthony M & Iaria Bros Inc	200X190I	\$28,000.00	1.13	766.36	3.94	3.00	1.00
191	16 Knots Landing Inc	175X200I	\$34,500.00	0	944.27	0.00	1.00	1.00
191	18 Dupont, Emile Irvie & Janette E	50X162IR	\$17,600.00	0	481.71	0.00	1.00	1.00
191	21.02 Ferrara, Melinda	25X93	\$4,500.00	0.0534	123.17	0.19	1.00	1.00
191	33.01 Kearton, John Jr & Barbara	4.05AC	\$53,300.00	4.05	1458.82	14.11	14.00	5.00
201	2.02 McNickle, Frederick S	101X100	\$4,000.00	0.2319	109.48	0.81	1.00	1.00
201	3 Stabell, Walter	75X100	\$4,000.00	0.1722	109.48	0.60	1.00	1.00
205	1 Bonnell, Halsey K III & Wendy	600X100	\$4,600.00	1.3774	125.9	4.80	4.00	2.00
206	5 Shirm, Dennis T	75X100	\$20,000.00	0.1722	547.4	0.60	1.00	1.00
206	10 Bary, Robert & Jeanne	100X100	\$4,000.00	0.2296	109.48	0.80	1.00	1.00
206	11 Barry, Robert & Jeanne	250X100	\$10,000.00	0.5739	273.7	2.00	2.00	1.00
206	12 Barry, Robert & Jeanne	125X100	\$5,000.00	0.287	136.85	1.00	1.00	1.00
206	13 Bonnell, Halsey K Jr	25X100	\$1,000.00	0.0574	27.37	0.20	1.00	1.00
207	5 McLaughlin, Esther B	75X100	\$12,400.00	0.1722	339.39	0.60	1.00	1.00
207	9 Stabell, John J	75X100	\$22,900.00	0.1722	626.77	0.60	1.00	1.00
208	1 Farkash, Paul, Frank & Carol	75X100	\$22,900.00	0.1722	626.77	0.60	1.00	1.00
208	12 Farkash, Paul, Frank & Carol	75X100	\$22,900.00	0.1722	626.77	0.60	1.00	1.00
211	5.02 Merrill, Whitport & Barbara	100X150	\$36,900.00	0.3444	1009.95	1.20	1.00	1.00
211	7 Diedel, Daniel R Sr & Kathleen	25X100	\$900.00	0.0574	24.63	0.20	1.00	1.00
211	8 Camburn, Mae & Barry Horner	50X100	\$2,800.00	0.1148	76.64	0.40	1.00	1.00
211	9.01 Hall, Lynette P	125X100	\$24,200.00	0.287	652.35	1.00	1.00	1.00
211	9.02 Unknown Owner	25X100	\$900.00	0.0574	24.63	0.20	1.00	1.00
211	9.03 Mercuro, Anthony	100X100	\$2,900.00	0.2296	79.37	0.80	1.00	1.00
211	9.04 Mc Kee, James & Florence	50X100	\$900.00	0.1148	24.63	0.40	1.00	1.00
211	10 Stabell, John	50X100	\$900.00	0.1148	24.63	0.40	1.00	1.00
211	11 Mercuro, Anthony	150X100	\$2,500.00	0.3444	68.43	1.20	1.00	1.00

240	4 Chapman, Walter & Hilda A	300X90IR	\$1,500.00	0	41.06	0.00	1.00	1.00	1.00
240	5 Chepman, Walter & Hilda	75X90	\$1,000.00	0.155	27.37	0.54	1.00	1.00	1.00
240	8 Pogorzelski, E R	75X90	\$26,300.00	0.155	719.83	0.54	1.00	1.00	1.00
240	11 Ocean Township Mua	64X90	\$16,800.00	0.1322	0	0.46	1.00	1.00	1.00
240	13 Chapman, Walter	75X90	\$22,700.00	0.155	621.3	0.54	1.00	1.00	1.00
240	14.04 Geiges, Albert F & Dolores J	100X90	\$28,800.00	0.2066	788.26	0.72	1.00	1.00	1.00
241.1	9 Aarne, Susan M & Douglas A		\$23,300.00	0	637.72	0.00	1.00	1.00	1.00
241.1	10 Aarne, Susan M & Douglas A		\$23,300.00	0	637.72	0.00	1.00	1.00	1.00
241.1	11 Aarne, Susan M & Douglas A		\$26,400.00	0	722.57	0.00	1.00	1.00	1.00
241.1	12 Aarne, Susan M & Douglas A		\$26,300.00	0	6286.89	0.00	1.00	1.00	1.00
241.1	12.01 Aarne, Susan M & Douglas A	100X201I	\$26,300.00	0	0	0.00	1.00	1.00	1.00
243	1.01 Meyer, Barbara Flach	100X100	\$20,000.00	0.2296	547.4	0.80	1.00	1.00	1.00
243	1.02 Meyer, Barbara Flach	140X100	\$25,400.00	0.3214	695.2	1.12	1.00	1.00	1.00
243	2 Meyer, Barbara Flach	160X100	\$28,800.00	0.3673	788.26	1.28	1.00	1.00	1.00
243	3 Meyer, Barbara Flach	60X100	\$14,400.00	0.1377	394.13	0.48	1.00	1.00	1.00
259	11 Southland Holding %univ Of Miami	20X100	\$1,300.00	0.0459	35.58	0.16	1.00	1.00	1.00
262	10 Bell, Henry L & Ruth K	40X100	\$13,000.00	0.0918	355.81	0.32	1.00	1.00	1.00
267	4 Malloy, James C & Lillian	75X100	\$20,600.00	0.1722	0	0.60	1.00	1.00	1.00
271	22.04 Wolek, Walter J	130X100	\$25,500.00	0.2984	3339.16	1.04	1.00	1.00	1.00
271	22.05 Criscione, Joseph	150X175	\$25,200.00	0.6026	689.72	2.10	2.00	2.00	1.00
272	36 Rùbenstrunk, Eugene	75X100	\$75,300.00	0.1722	0	0.60	1.00	1.00	1.00
	TOTAL						269.00	136.00	190.00

