

LOT 10
ENCLAVE AT SUMMER BEACH PHASE
TWO-A & TWO-B OR 2434/722

KOVARY STEPHEN & ELAINE
206 TENNIS COURT
WALL TOWNSHIP, NJ 07719

2023

00-SB-30-047E-0010-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	08	CLAY TILE 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMNT 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	3	100		
Bathrooms	3	100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units	0	0 100		
Occupancy	00	NONE 100		
Quality	01	Quality Level 01		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM	MKT AREA 03			
NEIGHBORHOOD/LOC	3043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100	1,392	209,941
FGR	420	55	231	34,839
FOP	32	30	10	1,508
FSP	108	40	43	6,485
FUS	463	100	463	69,830
STR	68	10	7	1,056
TOTALS	2,483		2,146	323,660

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,146	105.8400	150.82	323,660	2022	2022	0	0	0.00	100.00

1 SFR CUST - 0% - 2023

Heated Area: 1855

HX Base Yr

12

16

9

12

9

56

20

16

20

21

20

4

8

4

4

4

26

22

FSP
2022

BAS
2022

FGR
2022

FOP
2022

28

16

19

4

19

3

4

5

17

17

4

17

2022

FUS
2022

BLD DATE

LGL DATE