

IN OR 2446/1105
(EX 42-4 & 42-5)

WESTWOOD AVENUE LLC
11 PARKER RD
WEST LONG BRANCH, NJ 07764

2023

50-3N-28-0000-0042-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	09	PINE WOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	360	15	54	4,617
BAS	1,918	100	1,918	163,989
FOP	369	30	111	9,490
FST	176	55	97	8,293
FUS	1,240	100	1,240	106,020
TOTALS	4,063		3,420	292,410

EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	0	0	940.00	SF	35.00	35.00	100	1980	1980	3	20	6,580	
2	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
3	0680	POLE SHED	0	0	0	330.00	SF	10.00	10.00	100	1981	1981	3	20	660	
6	0812	CONCRETE C	0	0	0	2,000.00	SF	4.00	4.00	100	1982	1982	3	41	3,280	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	0		RS-1	0.00	0.00	6.62	AC		1.00	1.00	0.50	200,000.00	100,000.00	662,000							

REVIEW DATE	12/03/2018	BY	KW
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MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1				
0900	01	3,420	90.2842	107.21	366,658	1927	1995	0	0	20.25	79.75					
1 SNGL FAM - 0% - 0					Heated Area: 3158				HX Base Yr							
																