

LOT 31
IN OR 2158/822
LITTLE DUNES PB 5/340

MANHEIM JOINT REVOCABLE TRUST/MANHEIM MICHAEL TRUS
304 EAST CHESTNUT AVE
METUCHEN, NJ 08840

2024

02-6N-29-DCLO-0031-0000



BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		10	ABOVE AVG 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		03	COMP SHNGL 100	
Interior Wall		05	DRYWALL 100	
Interior Floor		12	HARDWOOD 70	
Interior Floor		14	CARPET 30	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			3 100	
Bathrooms			3 100	
Frame		02	WOOD FRAME 100	
Stories		2.	2. 100	
Units			0 100	
Quality		05	Quality Level 05	
DOR CODE		0100	SINGLE FAMILY	
MAP NUM			MKT AREA	10
NEIGHBORHOOD/LOC		10003.010		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,237	100	1,237	242,104
FOP	44	30	13	2,544
FOP	120	30	36	7,046
FSP	110	40	44	8,612
FUS	840	100	840	164,403
UDC	352	25	88	17,223
UOP	72	20	14	2,740
UST	18	45	8	1,566
TOTALS	2,793		2,280	446,237

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,280	152.6056	228.91	521,915	1993	1993	0	0	14.50	85.50
1 SFR CUST - 0% - 0 Heated Area: 2077 HX Base Yr											