

LOT 49
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

HAGEN DREW & SUSAN
343 EASY ST
HOWELL, NJ 07731

2024

29-2N-28-0117-0049-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMMT 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4087.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,609	100	2,609	318,212
FGR	264	55	145	17,685
FGR	507	55	279	34,029
FOP	60	30	18	2,195
FOP	366	30	110	13,417
FST	15	55	8	976
TOTALS	3,821		3,169	386,514

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,169	98.0628	122.58	388,456	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 0% - 2023											
Heated Area: 2609											
HX Base Yr											