

LOT 20
IN OR 1495/813
BEACH HAMMOCK PB 5/154

HIGGINS ANDREW J & DOROTHY G
23 ANGUS LN
WARREN, NJ 07059

2025

00-00-31-1110-0020-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC	1062.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1, 374	100	1999	1, 374	198,179
FGR	441	55	1999	243	35,049
FOP	90	30	1999	27	3,895
TOTALS	1,905			1,644	237,122

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,644	124.8786	164.84	270,997	1999	1999	0	0	0 12.50	87.50

1 SNGL FAM - 0% - 0

Heated Area: 1374

HX Base Yr

29

2

19

2

4

17

21

21

BAS

1999

15

6

15

6

11

11

FOP

1999

45

38

FGR

1999

BLD DATE

LGL DATE