

MADISON SHARAD D & SANDRA G
3 EMERALD CT
PRINCETON JUNCTION, NJ 08550

00-00-30-010C-0002-0190

NASSAU COUNTY PROPERTY										PAGE 1 of 1		8					
VALUATION SUMMARY																	
VALUATION BY						STANDARD											
Tax Group: 8						Tax Dist:											
BUILDING MARKET VALUE						830,448											
TOTAL MARKET OB/XF VALUE						0											
TOTAL LAND VALUE - MARKET						562,500											
TOTAL MARKET VALUE						1,392,948											
SOH/AGL Deduction						200,135											
ASSESSED VALUE						1,192,813											
TOTAL EXEMPTION VALUE						0											
BASE TAXABLE VALUE						1,192,813											
TOTAL JUST VALUE						1,392,948											
NCON VALUE						830,448											
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE						525,000											
PERMIT NUM				DESCRIPTION				AMT			ISSUED						
C0250002737				NSFR (H)4521				944,868			03/18/2025						
220008267				9115T4521H1243G33				944,868			01/18/2023						
SALES DATA																	
OFF RECORD Number			DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE								
2278/0892			5/31/2019		WD	Q	V	01	250,000								
GRANTOR: MONTGOMERY SANDRA C &																	
GRANTEE: MADISON SHARAD D &																	
0923/1983			3/14/2000		TD	Q	V	06	3,000								
GRANTOR: COHEN AARON R TRUSTEE																	
GRANTEE: BERGWERK RONALD																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=2026;ORIG=40,50] E9 N7 U5R4 N4 N7 E3 N11 W16 S34 \$																	
FOP=[YR=2026;ORIG=40,50] E9 S9 W9 N9 \$																	
FGR=[YR=2026;ORIG=49,62] N3 N9 N7 U5R4 N4 E27 S25 W16 S3 W15 \$																	
FST=[YR=2026;ORIG=53,34] E27 N18 W24 S11 W3 S7 \$																	
FOP=[YR=2026;ORIG=40,16] E40 N5 W40 S5 \$																	
FUS=[YR=2026;ORIG=110,60] E14 E17 N56 W40 S21 E9 S3 W5 S5 E2 S4 E3 S11 S12 \$																	
STR=[YR=2026;ORIG=110,28] N3 W9 S12 E6 N4 W2 N5 E5 \$																	
BAL=[YR=2026;ORIG=110,60] E14 S7 W14 N7 \$																	
BAL=[YR=2026;ORIG=124,60] E17 S8 W17 N8 \$																	
FUS=[YR=2026;ORIG=190,60] N56 W40 S21 E9 S3 W5 S5 E2 S4 E3																	
LAND ALUE		OTHER ADJUSTMENTS AND NOTES				YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
562,500																	
Common: 562,500																	
PRINTED 07/09/2026 BY SYS																	