

[New Search](#)
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[Property Card](#)

Block: 1902	Prop Loc: 31 WESLEY COURT	Owner: COMINS, CAROL P. & BRUCE L.	Square Ft: 2664
Lot: 29	District: 1312 EATONTOWN	Street: 31 WESLEY COURT	Year Built: 1993
Qual:	Class: 2	City State: EATONTOWN N J 07724	Style: 6
Additional Information			
Prior Block: 93.05	Acct Num:	Addl Lots:	EPL Code: 0 0 0
Prior Lot: 11	Mtg Acct:	Land Desc: .84AC	Statute:
Prior Qual:	Bank Code: 6763	Bldg Desc: 2SF	Initial: 000000 Further: 000000
Updated: 10/26/23	Tax Codes:	Class4Cd: 0	Desc:
Zone: R32F	Map Page: 19	Acreage: 0.84	Taxes: 14665.25 / 0.00

Sale Date: 09/07/93 Book: 5249 Page: 691 Price: 230000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
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TAX-LIST-HISTORY					
Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2025</u>	31 WESLEY COURT	344200	0	840900	2
		496700			
		840900			
<u>2024</u>	31 WESLEY COURT	314800	0	783400	2
		468600			
		783400			
<u>2023</u>	31 WESLEY COURT	274800	0	684800	2
		410000			
		684800			
<u>2022</u>	31 WESLEY COURT	216500	0	570800	2
		354300			
		570800			
<u>2021</u>	31 WESLEY COURT	211900	0	528900	2
		317000			
		528900			
<u>2020</u>	31 WESLEY COURT	211900	0	519600	2
		307700			
		519600			
<u>2019</u>	31 WESLEY COURT	191900	0	534000	2
		342100			
		534000			
<u>2018</u>	31 WESLEY COURT	181900	0	535800	2
		353900			
		535800			

*Click on Underlined Year for Tax List Page

Block 1902

Land Desc .84AC

Lot 29

Bldg Desc 2SF

Qual

Acct#

Acresage 0.840

Class 2

Owners Name

Street Address

City & State

Property Location

31 WESLEY COURT

Zone R32F

Land

Bank 06763

Zip 07724

Impr

Total

344,200

496,700

840,900

Exemption

Code

Value

19

0

Net Taxable Value

Deductions

Cd No-Ow

DESCRIPTION

SITE INFORMATION

Sewer: SEW/WATER

Water: SEWER ONLY

Gas: LEVEL

Topography: PAVED

Road:

BUILDING INFORMATION

N.A.

TWO STORY

CONTEMPORARY

FRAME

STONE

GABLE

SHINGLE

CONCRETE BLOCK

NORMAL

Quality: 17

Source: OWNER

Bath: Mod: Avg: 3 Old: 3

Kitchen: Mod: Avg: 1 Old: 3

Room Count: Tot: 8 Bed: 4 Bth: 3

Year Built: 1993

Eff Age (Years): 25

Livable Area: 2664

OTHER

1348 SF

BASEMENT

590 SF

FIRST STORY

1364 SF

UPPER STORY

1300 SF

CATHEDRAL CEILING

168 SF

STONE SF

160 SF

1

2664 SF

FORCED HOT AIR

AC (COMB DUCTS)

2664 SF

5 FIXTURE BATH

1

3 FIXTURE BATH

1

2 FIXTURE BATH

1

PRE-FAB FIREPLACE

1

WOOD STOVE

1

ENCLOSED PORCH

240 SF

OPEN PORCH

84

DECK

552 SF

ATTACHED GARAGE

484 SF

VINYL POOL

75

SHED 1STY

25

80 SF

SKETCH

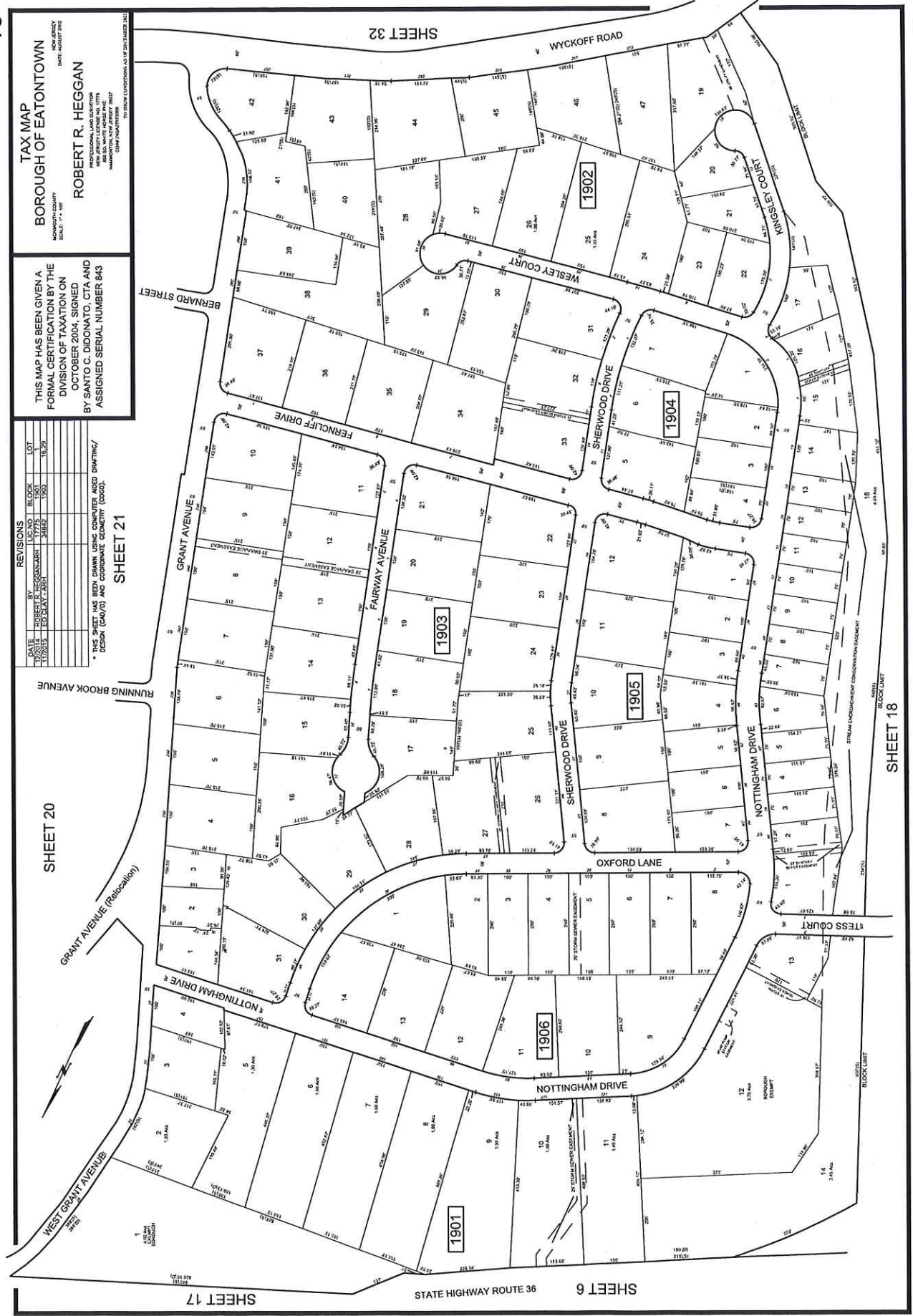
03/18/25

Scale: 10

SALE DATE 00/00/00

SALE PRICE 0

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TAX MAP
BOROUGH OF EATONTOWN
SOMERSET COUNTY
SCALE: 1" = 100'
DATE: AUGUST 2002
ROBERT R. HEGGAN
NEW JERSEY LICENSE NO. 17776
NEW JERSEY TAX MAP ACT, 1975
COMPLIANT WITH N.J.A.C. 17:27
TO BE USED IN CONJUNCTION WITH SHEET 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32

THIS MAP HAS BEEN GIVEN A
FORMAL CERTIFICATION BY THE
DIVISION OF TAXATION ON
OCTOBER 2004, SIGNED
BY SANTO C. DIDONATO, CTA AND
ASSIGNED SERIAL NUMBER 843

REVISIONS			
DATE	BY	LOC. NO.	BLOCK
10/20/04	ROBERT R. HEGGAN	17776	1901
10/20/04	ROBERT R. HEGGAN	17776	1902
10/20/04	ROBERT R. HEGGAN	17776	1903
10/20/04	ROBERT R. HEGGAN	17776	1904
10/20/04	ROBERT R. HEGGAN	17776	1905
10/20/04	ROBERT R. HEGGAN	17776	1906
10/20/04	ROBERT R. HEGGAN	17776	1907
10/20/04	ROBERT R. HEGGAN	17776	1908
10/20/04	ROBERT R. HEGGAN	17776	1909
10/20/04	ROBERT R. HEGGAN	17776	1910
10/20/04	ROBERT R. HEGGAN	17776	1911
10/20/04	ROBERT R. HEGGAN	17776	1912
10/20/04	ROBERT R. HEGGAN	17776	1913
10/20/04	ROBERT R. HEGGAN	17776	1914
10/20/04	ROBERT R. HEGGAN	17776	1915
10/20/04	ROBERT R. HEGGAN	17776	1916
10/20/04	ROBERT R. HEGGAN	17776	1917
10/20/04	ROBERT R. HEGGAN	17776	1918
10/20/04	ROBERT R. HEGGAN	17776	1919
10/20/04	ROBERT R. HEGGAN	17776	1920

* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/
DESIGN (CAD/D) AND COORDINATE GEOMETRY (GCOG).

SHEET 21

SHEET 20

SHEET 19

SHEET 18

SHEET 17

SHEET 16

SHEET 15

SHEET 14

SHEET 13

SHEET 12

SHEET 11

SHEET 10

SHEET 9

SHEET 8

SHEET 7

SHEET 6

SHEET 5

SHEET 4

SHEET 3

SHEET 2

SHEET 1

P. Ciolek
Prepared by: P. Ciolek
Eatontown Zoning Officer

BLOCK 93.5
LOT 11
Licensor: COMINS, CAROL P. & BRUCE L., JR.

246747

REVOCABLE LICENSE

RECORDED
AUG 31 1994 10:35 AM
MONMOUTH COUNTY CLERK
JANE G. CLAYTON

Agreement made this *21st* day of July, 1994 between the Borough of Eatontown, County of Monmouth, State of New Jersey, herein called Licensor, and Carol P. & Bruce L. Comins, Jr., 31 Wesley Court, Eatontown, County of Monmouth, State of New Jersey, herein called Licensee.

In consideration of the mutual promises herein contained, the parties agree as follows:

SECTION I

Licensor hereby grants to Licensee a license to erect and maintain a fence on and over a public easement of right-of-way located on property known as Lot 11, Block 93.5 as shown on the Tax Map of the Borough of Eatontown. That easement or right-of-way was granted to the Borough of Eatontown by Deepwood Estates by a subdivision map filed on January 12, 1988 in the Monmouth County Clerk's Office, Case No. 222, Sheet No. 8.

SECTION II

Licensor may terminate this license at any time without notice to Licensee. Licensor shall not be liable to Licensee for any cost incurred by Licensee by the termination of this license. Licensee agrees to indemnify and hold Licensor harmless from any costs incurred by Licensor in terminating the license or in removing the fence.

SECTION III

This revocable license shall run with the land, and shall be of no force and effect until it is recorded by the Licensee at Licensee's expense. A true copy of the recorded agreement shall be provided to the Licensor within 10 days of its recording.

Pd. 1/1/94
Peggy Ciolek (zoning officer)
Eatontown Boro
Eatontown, NJ 07724

DB5342-0989

In witness whereof, the parties have executed this license agreement on the day and the year first above written.

Carol P. Comins
Carol P. Comins

Bruce L. Comins, Jr.
Bruce L. Comins, Jr.

In witness whereof the Borough of Eatontown has caused these presents to be executed by the signature of the Mayor, attested by the Borough Clerk, with the Municipal seal hereto affixed, this 21 day of July, 1994.

BOROUGH OF EATONTOWN, IN
THE COUNTY OF MONMOUTH

Attest:

Margaret L. Smith
Margaret L. Smith
Borough Clerk

Mayor J. Joseph Frankel
Mayor J. Joseph Frankel

STATE OF NEW JERSEY, COUNTY OF MONMOUTH

Be it remembered that on July 21, 1994, before me, the subscriber, Notary Public of New Jersey, personally appeared Margaret L. Smith, who, being by me duly sworn on her oath, deposes and make proof to my satisfaction, that she is the Municipal Clerk of the Borough of Eatontown, the municipal corporation named in the within instrument; that J. Joseph Frankel is the Mayor of said corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said Mayor and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed her name thereto as attesting witness.

Sworn and subscribed before me
the date aforesaid.

Peggy J. Cook
Notary Public of New Jersey
My Commission expires 9/26/95

Margaret L. Smith
MARGARET L. SMITH
BOROUGH CLERK

END OF DOCUMENT

DB5342-0990

Prepared by *[Signature]*
 COUNTY OF MONMOUTH
 CONSIDERATION 230,000
 RTF 225 add'l RTF 400
 DATE 9-24-93 BY D E E P

[Signature]
 BUNCE D. ATKINSON, ESQ.
 An Attorney at Law of NJ

THIS DEED is made on this 7th day of September, 1993
 between:

DEEPWOODS ESTATES ASSOCIATES, INC., a Corporation
 existing under and by virtue of the Laws of the State of New
 Jersey, with principal offices located at 1640 Vauxhall Road,
 Union, Union County, New Jersey, herein referred to as the
 Grantor; and

CAROL P. COMINS and BRUCE L. COMINS, JR., husband & wife

residing at or located at 31 Wesley Court in the
 Borough of Eatontown, County of Monmouth and State of New Jersey,
 herein referred to as the Grantee.

W I T N E S S E T H:

The Grantor, for in consideration of Two Hundred Thirty
 Thousand and 00/100ths ++++++ lawful money of the United States
 dollars (\$ 230,000.00+++++) of America, to it in hand will and truly paid by the Grantees, at
 or before the sealing and delivering of these presents, the full
 receipt whereof is hereby acknowledged, and the Grantor being
 fully satisfied, does by these presents grant, bargain, sell and
 convey unto the Grantees forever.

All that tract or parcel of land and premises, situate
 and being in the Borough of Eatontown, County of Monmouth and
 State of New Jersey, more particularly described as:

TAX MAP REFERENCE: (N.J.S.A. 46:15-2.1-Municipality of
 Eatontown, Block 93.05, Lot 11)

PROPERTY: Being known and designated as Block 93.05,
 Lot 11 as shown on a certain map entitled Map of Deepwood
 Estates, Section 1, filed in the Monmouth County Clerk's office
 on January 12, 1988 in Case 222, Sheet 8.

** SEE ATTACHED ADDENDUM **

Based upon a survey made by Summit Land Surveying,
 dated August 20, 1993.

Being a portion of the same premises conveyed herein by
 Deed of Harry Wilf and Joseph Wilf, dated March 28, 1988,
 recorded April 4, 1988 in the Monmouth County Clerk's office in
 Deed Book 4840 at page 434 and by deed of Wilshire Associates, a
 New Jersey Partnership, dated March 28, 1988, recorded April 4,
 1988 in the Monmouth County Clerk's office in Deed Book 4840 at
 page 438.

DB5249-0691

SAID premises being also described as follows:

BEGINNING at a point in the northerly line of Wesley Court said point being distant 388.31 feet easterly from the produced intersection formed by the northerly line of Wesley Court extended westerly and the easterly line of Sherwood Drive extended southerly and from thence,

- (1) North 00 degrees 10 minutes 32 seconds West, 253.60 feet to a point; thence,
- (2) South 87 degrees 25 minutes 57 seconds East, 163.20 feet to a point; thence,
- (3) South 17 degrees 57 minutes 37 seconds East, 115.00 feet to a point; thence,
- (4) South 39 degrees 42 minutes 12 seconds West, 127.60 feet to a point in the northerly line of Wesley Court; thence,
- (5) Westerly along the northerly line of Wesley Court on a curve bearing to the left having a radius of 50.00 feet, a distance of 98.35 feet to a point; thence,
- (6) Southwesterly along same on a curve bearing to the right having a radius of 25.00 feet, a distance of 30.77 feet to a point in the northerly line of Wesley Court; thence,
- (7) South 89 degrees 49 minutes 28 seconds West along the northerly line of same, a distance of 13.55 feet to the point and place of BEGINNING.

BEING Lot 11, Block 93.5, Tax Map of the Borough of Eatontown.

THE above description is drawn in accordance with a survey prepared by, Summit Land Surveying, revised August 31, 1993.

DB5249-0692

The within conveyance is also subject to the following:

1. Zoning, planning, building ordinances, regulations and requirements of the Borough of Eatontown and all other governmental entities having jurisdiction thereof.

2. Easements and restrictions of record, if any.

3. The irrevocable right of the Grantor, and its successors, to enter upon, over or under the premises conveyed for a period until the closing of title upon the last sale of Seller's lots in said development, for such purposes as may be reasonably necessary to complete the development of which these premises are a part, or to take action or emergency matters or to comply with governmental orders or requirements.

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same, belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part or parcel thereof; and also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances, to have and to hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or numbers as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended and shall have the same effect if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed and attested by its proper corporate officers and its corporate seal to be hereto affixed, all the day and year first above written.

ATTEST:


ROBERT SILVERSTEIN
SECRETARY:

DEEPWOODS ESTATES ASSOCIATES, INC.

By: 
JACK SILVERSTEIN
VICE-PRESIDENT

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)

ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N. J. 07016
G VS -1

OR
PARTIAL EXEMPTION
(c. 176, P. L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF MONMOUTH

ss.

FOR RECORDER'S USE ONLY

Consideration \$ 230,000

Realty Transfer Fee \$ 625

Date 9-24-93 By WJG

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, BUNCE D. ATKINSON

, being duly sworn according to law upon his/her oath deposes and

says that he/she is the legal representative of the Grantor

(State whether Grantor, Co-owner, Legal Representative, Co-owner, Officer of Title Co., Lending Institution, etc.)

in a deed dated 9/7/93, transferring real property identified as Block No. 93.05

Lot No. 11 located at 31 Wesley Court, Eatontown, Monmouth County, NJ

(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 230,000.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

(4) PARTIAL EXEMPTION FROM FEE NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c.176, P.L. 1975 for the following reason(s):

a) SENIOR CITIZEN (See Instruction #8)

- ☐ Grantor(s) 62 yrs. of age or over.*
☐ One or two-family residential premises

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

b) BLIND (See Instruction #8)

- ☐ Grantor(s) legally blind.*
☐ One or two-family residential premises.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

DISABLED (See Instruction #8)

- ☐ Grantor(s) permanently and totally disabled.*
☐ One or two-family residential premises.
☐ Receiving disability payments.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ Not gainfully employed.
☐ No joint owners other than spouse or other qualified exempt owners.

*IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANITOR NEED QUALIFY.

c) LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- ☐ Affordable According to H.U.D. Standards.
☐ Meets Income Requirements of Region.

- ☐ Reserved for Occupancy.
☐ Subject to Resale Controls.

d) NEW CONSTRUCTION (See Instruction #9)

- ☒ Entirely new improvement.
☒ Not previously used for any purpose.

- ☒ Not previously occupied.

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and Sworn to before me

this 7th

day of September, 1993

Mary S. Halloran
MARY S. HALLORAN
NOTARY PUBLIC OF NEW JERSEY

My Commission Expires December 7, 1993

Bunce D. Atkinson, Esquire
PO Box 8415
Red Bank, NJ 07701
Address of Deponent

DEERWOODS ESTATES ASSOC., INC.
Middlebrook at Monmouth
816 Deal Rd., Apt. 1
Ocean, NJ 07712
Address of Grantor (Type above line)

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.
This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.
ORIGINAL - White copy to be retained by County.
DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:18-8.12).
TRIPLICATE - Pink copy is your file copy.

085249-0694

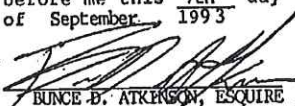
STATE OF NEW JERSEY)

COUNTY OF MONMOUTH) ss.

BE IT REMEMBERED that on this 7th day of September, 1993, before me the subscriber, an Attorney at Law of the State of New Jersey, personally appeared JACK SILVERSTEIN, who signed the within instrument as Vice President of DEEPWOODS ESTATES ASSOCIATES, INC., the corporation named therein and he thereupon acknowledged that the said instrument made by the corporation and sealed with its corporate seal, was signed, sealed with the corporate seal and delivered by him as such officer and is the voluntary act and deed of the corporation, made by virtue of authority from its Board of Directors, and that the full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within Deed, as such consideration is defined in P.L. 1968, C.49, Sec.1(c) is \$ 230,000.00.


ROBERT SILVERSTEIN, SECRETARY

Sworn and subscribed to
before me this 7th day
of September, 1993


BUNCE B. ATKINSON, ESQUIRE
An Attorney at Law of N.J.

DB5249-0695

D E E D		Dated: September 7th, 1993
DEEWOODSESTATES ASSOCIATES, INC.,		RECORD AND RETURN TO:
Grantor,	EUGENE J. MELODY, ESQ.	
TO	224 Middle Road	
CAROL P. COMINS and	Hazlet, NJ 07730	
BRUCE L. COMINS, JR., husband	Pd RJ#625	
and wife,	Pd 28	
Grantee.		

149784

RECORDED
SEP 24 1993 9:07 AM
MONMOUTH COUNTY CLERK
JANE G. CLAYTON

DB5249-0696 END OF DOCUMENT