

Middlesex
Metuchen

Property Record Card
03/28/24 08:27 AM

Block: 40 Lot: 37 Qualifier: Card: 1
Last Sale: 04/26/21 for \$300,000

GRAND HOME INVESTMENTS IX LLC
326 DURHAM AVE
METUCHEN, NJ 08840

Units: 01 Nbhd: Model: VCS: 205
SFLA: 2761 Floor: Bldg Name: Map Page: 8.01
Prop Class: 2 Occupancy: Zoning: R2 Year Built: 2024/1990
Bldg Class: 17 Addtl Lot: NC Interior GOOD
Bldg Desc: 1S-F-R-1AG Land Dim: 50X125 NC Exterior GOOD
Info By: ESTIMATED Style: COLONIAL NC Layout GOOD

326 DURHAM AVE.
Main Building 53,806
Attached Items Value 2,399
Add/Deduct Value 13,923
Base Replacement Cost 70,128
Cost Conversion Factor 2.50
Replacement Cost New 175,320
Net Condition 0.98
Market Adjustment 1.00
Appraised Value 171,814
Detached Items Value 0
Total Land Value 71,500
Total Improvement Value 171,814
Total Value 243,314

1209 B-40, L-37, C-1

Room Count

Valuation Summary

Floor Area (footprint)

Sales History

Assessment History

Item
Area
Description
Sq Ft

First Floor 1,418 A ATG 64
Upper Floor 1,343 B OP 235
Half Story 0 C CC-1S-B 75
Fin Attic 0 D 2S-B 1,191
Living Bsmnt 0 E 2S-CR 152
Unfin Area (-) 0
Total Area 2,761

Attached Items

Detached Items

Dwelling Detail

Sales History

Assessment History

Permits

(OPRA request)

This is a new home -

estimated taxes will be \$17,000

per year.

Rich Duda Assessor.