

Sevier (078)
Tax Year 2026 | Reappraisal 2026

Jan 1 Owner
 Current Owner
 BALASUNDARAM KRISHNAKUMAR &
 VINIYA KRISHNAKUMAR
 31 NUTMEG RD
 ABERDEEN NJ 07747

CARSONS RIDGE WAY 3535
 Ctrl Map: 112D
 Group: A
 Parcel: 050.00
 Pl: 000
 SI: 000

Value Information

Land Market Value: \$120,000
Improvement Value: \$603,700
Total Market Appraisal: \$723,700
Assessment Percentage: 40%
Assessment: \$289,480

Subdivision Data

Subdivision:
 BROTHERS COVE
Plat Book: LM 5
Plat Page: 115
Block:
Lot: 50

Additional Information

General Information

Class: 08 - Commercial
City #:
Special Service District 1: 000
District: 16
Number of Buildings: 1
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL
Utilities - Gas/Gas Type: 00 - NONE
City:
Special Service District 2: 000
Neighborhood: I01
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning: R-1

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0.68
Calculated Acres: 0
Total Land Units: 1

Land Code	Soil Class	Units
01 - RES		1.00

Residential Building #: 1

Improvement Type:
 03 - SPECIAL_RES
Exterior Wall:
 05 - SIDING ABOVE AVG
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 1+ - AVERAGE +
Square Feet of Living Area:
 2292
Foundation:
 01 - PIERS
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 04 - ABOVE AVG
Interior Finish:
 10 - PANEL-PLAST-DRYWALL
Bath Tiles:
 01 - FLOOR ONLY
Shape:
 01 - RECTANGLE

Building Sketch



Stories:
 3.00
Actual Year Built:
 2006
Plumbing Fixtures:
 16
Condition:
 AV - AVERAGE
Floor System:
 05 - SLAB PLATFORM HEIGHT
Roof Cover/Deck:
 13 - PREFIN METAL CRIMPED
Floor Finish:
 11 - CARPET COMBINATION
Paint/Decor:
 04 - ABOVE AVERAGE
Electrical:
 04 - ABOVE AVG
Structural Frame:
 00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,212
OPF - OPEN PORCH FINISHED	192
OPF - OPEN PORCH FINISHED	612
USH - UPPER STORY HIGH	1,200
USL - UPPER STORY LOW	1,200

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	PTO - PATIO	IRR	528
1	WDK - WOOD DECK	12X16	192
1	HOT - HOT TUB		1

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
7/1/2019	\$450,000	5352	748	I - IMPROVED	AA - ADJUSTED SALE	A - ACCEPTED
6/26/2009	\$210,000	3375	717	I - IMPROVED	WD - WARRANTY DEED	I - FINANCIAL INSTITUTION
8/7/2008	\$435,630	3168	316	I - IMPROVED	WD - WARRANTY DEED	G - FORCED SALE
9/22/2006	\$520,800	2628	128	I - IMPROVED	AA - ADJUSTED SALE	A - ACCEPTED
3/29/2006	\$0	2494	513		-	-
6/27/1994	\$0	523	688		-	-