



Property Information		Request Information		Update Information	
File#:	BS-X01693-54285130	Requested Date:	07/17/2024	Update Requested:	
Owner:	KRISTIE ABRANTES	Branch:		Requested By:	
Address 1:	327 FAIRVIEW AVE	Date Completed:	07/29/2024	Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	DUNELLEN, NJ	# of Parcel(s):	1		

Notes

CODE VIOLATIONS	Per Borough of Dunellen Zoning Department there are No Code Violation cases on this property. Collector: Borough of Dunellen Payable: 355 North Avenue, Dunellen, NJ 08812 Business# (732) 968-3033 EXT 4
PERMITS	Per Borough of Dunellen Building Department there are No Open/Expired Building Permit on this property. Collector: Borough of Dunellen Payable: 355 North Avenue, Dunellen, NJ 08812 Business# (732) 968-3033 EXT 4
SPECIAL ASSESSMENTS	Per Borough of Dunellen Finance Department there are No Special Assessments due on the property. Collector: Borough of Dunellen Payable: 355 North Avenue, Dunellen, NJ 08812 Business# (732) 968-3033 EXT 4
DEMOLITION	NO



UTILITIES

WATER

Account #: N/A
Payment Status: N/A
Status: Pvt & Non Lienable
Amount: N/A
Good Thru: N/A
Account Active: N/A
Collector: New Jersey American Water
Payable Address: 1 Water Street, Camden, NJ 08102
Business # 800-272-1325

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

Sewer

Account #: 00001509
Payment Status: DELINQUENT
Status: Pvt & Non-Lienable
Amount: \$354.94
Good Thru: 08/22/2024
Account Active: Yes
Collector: Borough of Dunellen
Payable: 353 North Avenue Dunellen, NJ 08812
Business # (732) 968-1226

Garbage:

Garbage private hauler with lien status and balance unknown.

Block: 60 Lot: 47 Qualifier: Card: 1

Last Sale: 11/30/00 for \$185,400

ABRANTES, KRISTIE
327 FAIRVIEW AVE
DUNELLEN, NJ 08812

327 FAIRVIEW AVE

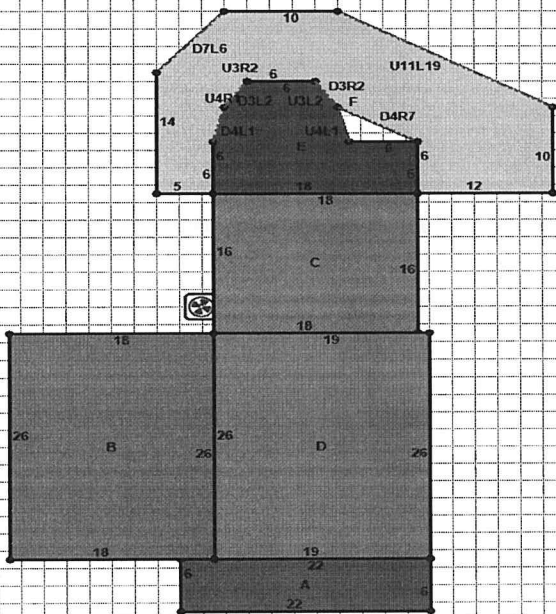
Units: 1 Nbhd:
SFLA: 1744 Floor:
Prop Class: 2 Occupancy:
Bldg Class: 16
Bldg Desc: 1SF
Info By: ESTIMATED

Model: VCS: SWR
Bldg Name: Map Page:
Zoning: Year Built: 1955/195
Addtl Lot: NC Interior ESTIMATE
Land Dim: 50X170 NC Exterior TYPICAL
Style: SPLT LEVEL NC Layout TYPICAL

Notes:

- A: OP (132)
- B: 1S-B (468)
- C: 1S-B (288)
- D: 2S-B (494)
- E: WD (176)
- F: BP (421.5)

1203 B-60, L-47, C-1



Room Count					
	B	1	2	3	4
Living	0	1	0	0	0
Dining	0	1	0	0	0
Kitchen	0	1	0	0	0
Bath	1	1	1	0	0
Bed	0	0	3	0	0
Rec	1	0	0	0	0
Den	1	1	0	0	0
Total	3	5	4	0	0

Valuation Summary			
	Computed	Override	Summary
Land	103,000		103,000
Improv	201,800	408,800	408,800
Total	304,800		511,800

Floor Area (footprint)					
Item	Bsmnt	First Upr			Attic
		Floor	Floor	Story	
B 1S-B	468	468	0	0	0
C 1S-B	288	288	0	0	0
D 2S-B	494	494	494	0	0
Totals	1,250	1,250	494	0	0

SqFt Living Area			Sketch Areas	
Item	Area	Description	Sq Ft	
First Floor	1,250	A OP	132	
Upper Floor	494	B 1S-B	468	
Half Story	0	C 1S-B	288	
Fin Attic	0	D 2S-B	494	
Living Bsmnt	0	E WD	176	
Unfin Area (-)	0	F BP	422	
Total Area	1,744			

Attached Items		
Seg	Item	Area
A	OPEN PORCH	132
E	WOOD DECK	176
F	BRCK PATIO	422
Total Area		730

Detached Items		
Desc	Area	
SHED	80	
BRICK PATIO	108	
BRICK PATIO	256	

Miscellaneous		Write Ins	
Desc	Number	Desc	Value
MOD. KIT 2	1		
MOD BATH	1		
AVG BATH	2		

07/22/2024

Dwelling Detail	
Element	Description
Bldg Class	16
Type	ONE FAMILY
Yr Built	1955/1955
Height	2 STORY
Style	SPLT LEVEL
Roof Type	GABLE
Roof Mat.	ASPH SHNGL
Bsmnt/Fin	70%-FIN BSMT
Foundation	BLOCK
Exterior	VINYL SID
Interior	SHEETROCK
Floor	COMBINATION
Heat Src	N/A
Heat Sys	1744-FORCED AIR
Air Cond	1744-ALL COMBIN
Fireplace	NONE
Plumbing	2-3FIX BATH 1-2FIX BATH

Sales History					
Owner	Date	Book-Page	Price	N	
ABRANTES, KRISTIE	11/30/00	04860-00469	185,400	1	

Assessment History					
Year	Class	Land	Improv	Ne	
2024	2	103,000	408,800	511,80	
2023	2	103,000	374,500	477,50	
2022	2	103,000	308,600	411,60	
2021	2	103,000	254,400	357,40	
2020	2	100,200	237,500	337,70	

Open		Permits	
Date	Number	Description	Valu

Tax Account Maintenance

Block:
Notes Exist
 Lot:
 Qualifier:
 Owner:
Redacted Name:
 Prop Loc:
Account Id:

Total Municipal Charges		Liens	Sp Charges	Utility	Pilot			
Account Id	Service	Year	Prd	Billed	Balance	Interest	Total	Due Date
1566-0	Sewer	2024	1	175.00	175.00	4.94	179.94	04/15/24
1566-0	Sewer	2024	2	175.00	175.00	.00	175.00	09/01/24
Total				350.00	350.00	4.94	354.94	

1st half Sewer - Past due from 4/15/24.

Interest Date: 08/22/24

- 30 days -



1. Permits

(All Data, Location Address Like '327 FA' - 3 records)

Permit Number	Permit Issue Date	Control Number	Location Address	Block	Lot	Application Status	Subcodes Used	Work Description	Work Description Comments	Total Construction Cost	Total Paid
07-106	06/13/2007	4032	327 FAIRVIEW AVE	60	47	CA and Close Date Issued	B E F			25,850	1,158
2000-12	02/22/2000	6312	327 FAIRVIEW AVE	60	47	CA and Close Date Issued	E	SERVICE		725	83
2000-015	02/22/2000	6314	327 FAIRVIEW AVE	60	47	CA and Close Date Issued	B P		INTERIOR RENOVATIONS	8,000	206
Grand Totals										34,575.	1,447.

Subject: Re: 327 FAIRVIEW AVE // Open Public Records Request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dhasarathi,

Attached please find the response to your request.

1. All permits closed see attached.
2. No Demo permits
3. No code violations
4. No Liens, but first half of sewer payment is late see attached.
5. No special assessments- see property record card

If you have any questions please let me know.

Hello,

Our firm has been requested to research the referenced property for any **BUILDING PERMITS, CODE VIOLATION & SPECIAL ASSESSMENT FEES** on record in any city, town, village, or port authority.

We kindly request that you advise us of the complete permit history, including all open and expired permits & Code Case or Active Code Lien & Special Assessment Fees Due or Outstanding found for the following property:

Address: 327 Fairview Ave, Dunellen, NJ 08812

BLOCK 60 & LOT 47

Open _____ **Expired** _____ **Closed** _____ **None** _____

Open Permit Number:

Expired Permit Number:

Code Case Number:

Code Lien Amount:

To further assist our clients and facilitate this process, could you please provide general instructions to resolve any permits that are open, expired, or currently pose a concern to the property referenced above.

Also, please confirm if there are any pending or active **LIENS** recorded on the property, and please provide a payoff valid for 30 days from today's date. Please attach documentation of the recorded lien, and provide the book and page number.

Your assistance is greatly appreciated!

MLS Team Member

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Lauren Staats
Municipal Clerk & Local Registrar RMC, CMR
Planning Board Recording Secretary
Borough of Dunellen
355 North Avenue
Dunellen, NJ 08812
P: (732) 968- 3033 ext. 4
F: (732) 968- 8605