ICE SiteX Report

OrderID: 98798676

SiteX Property Information Report



Subject Property Location

105 MERCER PL, SOUTH ORANGE, NJ 07079-2615

County:	**ESSEX NJ**	Census Tract:	0191.00
Property Use:	Single Family Residential	Zoning:	R50
Parcel Number:	19 00806-0000-00013	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,013,000**	FSD:	19	Common Confidence Score:	37
Value Range:	$820,530 - $1,205,470	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$284,600	Market Land Value:	$284,600	Tax Year:	2025
Assd Improvement:	$622,100	Market Improvment Value:	$622,100	Total Taxable Value:	$23,429
Total Assessed Value:	$906,700	Total Assessor Market Value:	$906,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Block: 806 District: 19 Map Ref: TAX MAP 8

Abbreviated Description:	LOT:13 BLK:806 DIST:19 CITY:SOUTH ORANGE VILLAGE TW MAP REF:TAX MAP 8
City/Muni/Twp:	SOUTH ORANGE VILLAGE TW

Property Characteristics

Lot Size:	5,837 SF	Bedrooms:		Pool:	
Building Area:	2604 SF	Baths:		Fireplace:	
Year Built:	1923	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Detached Garage	Heating:	
Number of Stories:	2	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/25/2003	Sales Price:	N/A
Document #:	BK-PG 6017-110	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 806 District: 19
City/Muni/Twp: SOUTH ORANGE VILLAGE TW

Area Sales Analysis

Total Area Sales	$9,430,800	Median # of Bedrooms	
Median Lot Size	8,429 SF	Median # of Baths	
Median Living Area	2,580 SF	Median Year Built	1924
Price Range - 2 Yrs	$527,800 to $1,315,000	Age Range	89 years to 107 years
Median Value	$964,500	Median Age	102.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**555 CAMERON RD** **SOUTH ORANGE, NJ 07079-2601**	10/06/2026	$1,165,000	$670	1740	//	1926	8,973 SF	
		APN: 19 00804-0000-00014 Document #: 2026065755								

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Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 804 Abbreviated Description: Lot:14 Block:804 City/Muni/Twp:SOUTH ORANGE VILLAGE TW City/Muni/Twp: SOUTH ORANGE VILLAGE TW

2	.13Mi.	**120-122 MONTROSE ST** **NEWARK, NJ 07106-2314**	07/27/2026	$540,000	$306	1764	//	1929	5,001 SF

APN: 14 04161-0000-00008 Document #: 2026049553
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 4161 Abbreviated Description: Lot:8 Block:4161 City/Muni/Twp:NEWARK CITY City/Muni/Twp: NEWARK CITY

3	.14Mi.	**137 REYNOLDS PL** **SOUTH ORANGE, NJ 07079-2621**	09/15/2026	$520,000	$265	1959	//	1927	5,924 SF

APN: 19 00802-0000-00018 Document #: 2026060959
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 18 Block: 802 Abbreviated Description: Lot:18 Block:802 City/Muni/Twp:SOUTH ORANGE VILLAGE TW City/Muni/Twp: SOUTH ORANGE VILLAGE TW

4	.14Mi.	**32 S STANLEY RD** **SOUTH ORANGE, NJ 07079-2629**	08/20/2026	$999,000	$457	2184	//	1920	8,538 SF

APN: 19 00810-0000-00005 Document #: 2026055661
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 5 Block: 810 Abbreviated Description: Lot:5 Block:810 City/Muni/Twp:SOUTH ORANGE VILLAGE TW City/Muni/Twp: SOUTH ORANGE VILLAGE TW

5	.15Mi.	**101 S CENTRE ST** **SOUTH ORANGE, NJ 07079-2609**	09/03/2026	$1,183,000	$311	3800	//	1919	9,496 SF

APN: 19 00901-0000-00014 Document #: 2026058831
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Block: 901 Abbreviated Description: Lot:14 Block:901 City/Muni/Twp:SOUTH ORANGE VILLAGE TW City/Muni/Twp: SOUTH ORANGE VILLAGE TW

6	.17Mi.	**65-67 EASTERN PKWY** **NEWARK, NJ 07106-2308**	09/23/2026	$635,000	$399	1593	//	1925	3,912 SF

APN: 14 04161-0000-00045 Document #: 2026062982
Document Type: Deed Price Code: A
Land Use: Governmental/Public Use (General)
Legal: Lot: 45 Block: 4161 Abbreviated Description: Lot:45 Block:4161 City/Muni/Twp:NEWARK CITY City/Muni/Twp: NEWARK CITY

7	.18Mi.	**19 MONTROSE ST** **SOUTH ORANGE, NJ 07079-2654**	10/20/2026	$810,000	$248	3268	//	1923	2,788 SF

APN: 19 00810-0000-00017 Document #: 2026068643
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 17 Block: 810 Abbreviated Description: Lot:17 Block:810 City/Muni/Twp:SOUTH ORANGE VILLAGE TW City/Muni/Twp: SOUTH ORANGE VILLAGE TW

8	.2Mi.	**88 WOODBINE AVE** **NEWARK, NJ 07106-2826**	09/03/2026	$580,000	$323	1796	//	1925	3,999 SF

APN: 14 04264-0000-00004 Document #: 2026058745
Document Type: Deed Price Code:
Land Use: Exempt (full or partial)
Legal: Lot: 4 Block: 4264 Abbreviated Description: Lot:4 Block:4264 City/Muni/Twp:NEWARK CITY City/Muni/Twp: NEWARK CITY

9	.25Mi.	**661 S ORANGE AVE** **SOUTH ORANGE, NJ 07079-2638**	09/16/2026	$550,000	$241	2280	//	1920	4,792 SF

APN: 19 00705-0000-00060 Document #: 2026061301
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 60 Block: 705 Abbreviated Description: Lot:60 Block:705 City/Muni/Twp:SOUTH ORANGE VILLAGE TW City/Muni/Twp: SOUTH ORANGE VILLAGE TW

10	.32Mi.	**400 IRVING AVE** **SOUTH ORANGE, NJ 07079-2326**	08/03/2026	$999,999	$448	2233	//	1924	7,100 SF

APN: 19 00602-0000-00020 Document #: 2026051065
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 20 Block: 602 Abbreviated Description: Lot:20 Block:602 City/Muni/Twp:SOUTH ORANGE VILLAGE TW City/Muni/Twp: SOUTH ORANGE VILLAGE TW

11	.33Mi.	**63 NORMAN RD** **NEWARK, NJ 07106-2808**	09/18/2026	$285,000	$318	896	//	1950	2,500 SF

APN: 14 04267-0000-00004 Document #: 2026061955
Document Type: Bargain and Sale Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 4267 Abbreviated Description: Lot:4 Block:4267 City/Muni/Twp:NEWARK CITY City/Muni/Twp: NEWARK CITY

12	.33Mi.	**328-330 ELLERY AVE** **NEWARK, NJ 07106-2913**	09/01/2026	$610,000	$90	6804	//	1952	4,901 SF

APN: 14 04127- 01-00048 Document #: 2026058395
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 48 Block: 4127.01 Abbreviated Description: Lot:48 Block:4127.01 City/Muni/Twp:NEWARK CITY City/Muni/Twp: NEWARK CITY

13	.36Mi.	**16 CLIFF ST** **NEWARK, NJ 07106-1628**	10/23/2026	$870,000			//		2,500 SF

APN: 14 04121-0000-00029 Document #: 2026069588
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 29 Block: 4121 Abbreviated Description: Lot:29 Block:4121 City/Muni/Twp:NEWARK CITY City/Muni/Twp: NEWARK CITY

14	.38Mi.	**60 STANLEY RD** **SOUTH ORANGE, NJ 07079-2722**	08/04/2026	$1,325,000	$423	3136	//	1898	21,301 SF

APN: 19 00705-0000-00011 Document #: 2026051499
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 11 Block: 705 Abbreviated Description: Lot:11 Block:705 City/Muni/Twp:SOUTH ORANGE VILLAGE TW City/Muni/Twp: SOUTH ORANGE VILLAGE TW

15	.39Mi.	**28-30 MONTICELLO AVE** **NEWARK, NJ 07106-1506**	08/20/2026	$730,000	$265	2750	//	1930	3,999 SF

APN: 14 04183-0000-00053 Document #: 2026055478
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 53 Block: 4183 Abbreviated Description: Lot:53 Block:4183 City/Muni/Twp:NEWARK CITY City/Muni/Twp: NEWARK CITY

16	.4Mi.	**1086 18TH AVE** **NEWARK, NJ 07106-2514**	07/30/2026	$480,000	$227	2118	//	1927	3,258 SF

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APN: 14 04109-0000-00050 Document #: 2026050650
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 50 Block: 4109 Abbreviated Description: Lot:50 Block:4109 City/Muni/Twp:NEWARK CITY City/Muni/Twp: NEWARK CITY

17	.41Mi.	**564 SANFORD AVE** **NEWARK, NJ 07106-2530**	08/31/2026	$660,000	$226	2926	//	1910	2,949 SF

APN: 14 04109-0000-00020 Document #: 2026057838
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 20 Block: 4109 Abbreviated Description: Lot:20 Block:4109 City/Muni/Twp:NEWARK CITY City/Muni/Twp: NEWARK CITY

18	.41Mi.	**355-359 KERRIGAN BLVD** **NEWARK, NJ 07106-2984**	08/10/2026	$840,000	$158	5310	//	1927	5,955 SF

APN: 14 04148-0000-00034 Document #: 2026052765
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 34 Block: 4148 Abbreviated Description: Lot:34 Block:4148 City/Muni/Twp:NEWARK CITY City/Muni/Twp: NEWARK CITY

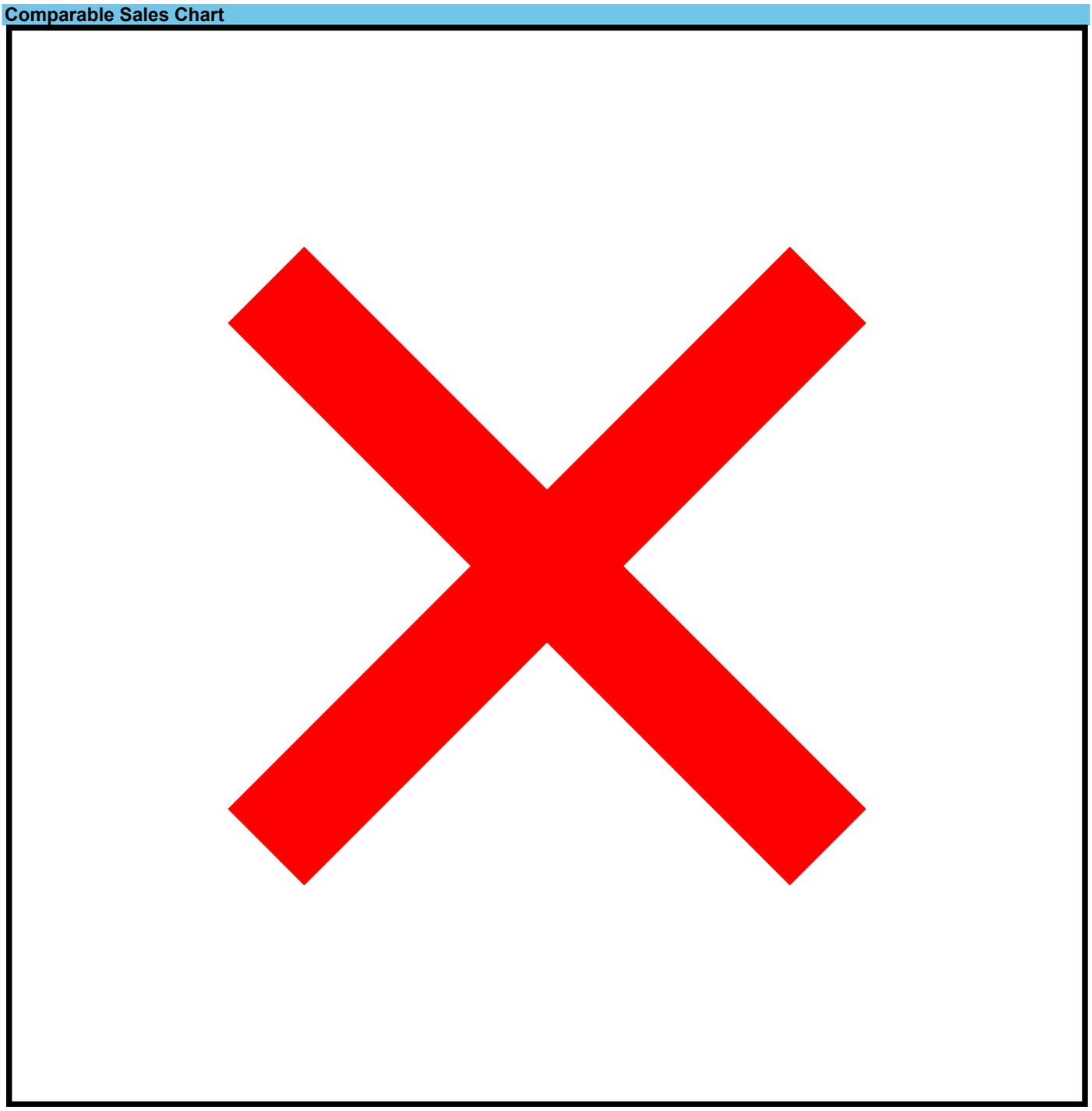
19	.41Mi.	**1081 18TH AVE** **NEWARK, NJ 07106-2511**	07/28/2026	$840,000	$284	2960	//	2023	2,500 SF

APN: 14 04103-0000-00013 Document #: 2026049681
Document Type: Deed Price Code:
Land Use: Exempt (full or partial)
Legal: Lot: 13 Block: 4103 Abbreviated Description: Lot:13 Block:4103 City/Muni/Twp:NEWARK CITY City/Muni/Twp: NEWARK CITY

20	.42Mi.	**603 HAMILTON RD** **SOUTH ORANGE, NJ 07079-2709**	10/06/2026	$1,350,000	$290	4662	//	1921	13,068 SF

APN: 19 00702-0000-00050 Document #: 2026065601
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 50 Block: 702 Abbreviated Description: Lot:50 Block:702 City/Muni/Twp:SOUTH ORANGE VILLAGE TW City/Muni/Twp: SOUTH ORANGE VILLAGE TW

Comparable Sales Chart



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The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**105 MERCER PL**	**09/25/2003**	$906,700	$906,700	2,604		1923	5,837 SF	
.01Mi.	**107 MERCER PL**	**06/12/2025**	$620,200	$620,200	1,763		1922	4,008 SF	
.02Mi.	**111 MERCER PL**	**06/02/1997**	$566,100	$566,100	2,016		1921	6,011 SF	
.02Mi.	**104 S KINGMAN RD**		$580,900	$580,900	1,838		1920	7,057 SF	
.03Mi.	**108 S KINGMAN RD**		$774,700	$774,700	2,532		1920	6,011 SF	
.03Mi.	**611 CAMERON RD**	**06/06/2024**	$660,600	$660,600	1,559		1951	7,797 SF	
.03Mi.	**115 MERCER PL**	**08/07/2007**	$646,100	$646,100	2,297		1923	5,009 SF	
.03Mi.	**605 CAMERON RD**	**04/16/2019**	$820,500	$820,500	2,446		1913	11,064 SF	
.03Mi.	**108 MERCER PL**	**01/03/1994**	$703,900	$703,900	2,280		1920	5,009 SF	
.03Mi.	**106 MERCER PL**	**05/04/2020**	$744,400	$744,400	2,300		1920	6,795 SF	
.03Mi.	**110 MERCER PL**	**02/10/2009**	$718,900	$718,900	2,121		1920	5,009 SF	
.03Mi.	**112 S KINGMAN RD**	**01/12/2019**	$587,900	$587,900	2,127		1930	5,009 SF	
.04Mi.	**653 CAMERON RD**	**09/03/2019**	$864,100	$864,100	2,715		1923	7,797 SF	
.04Mi.	**112 MERCER PL**	**06/21/2020**	$568,200	$568,200	1,947		1926	5,009 SF	
.04Mi.	**121 MERCER PL**	**02/07/2025**	$737,600	$737,600	2,128		1920	5,009 SF	
.04Mi.	**118 S KINGMAN RD**	**09/13/2024**	$644,300	$644,300	1,768		1928	5,009 SF	

Rent vs. Own

Households Occupied by Renters:	31%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	35.0 years old	Households:	6,234
Median Household Income:	$162,755	Households w/Family:	67%
Household Income Per Capita:	$85,481	Households w/Family Married:	58%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	35%

School District

School District Zone:	South Orange-Maplewood School District	Students:	7,142
Number of Schools:	10	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.49Mi.	**Marshall Elementary School** Number of Students: 504 Student-Teacher Ratio: 12.92	A+	Public	KG - 3
1.42Mi.	**Columbia High School** Number of Students: 1,985 Student-Teacher Ratio: 14.23 Advanced Placement: Yes	B-	Public	9 - 12
2.00Mi.	**Delia Bolden Elementary School** Number of Students: 518 Student-Teacher Ratio: 12.73	A	Public	KG - 5
0.95Mi.	**Clinton Elementary School** Number of Students: 542 Student-Teacher Ratio: 9.85	B+	Public	KG - 5
1.19Mi.	**South Orange Middle School** Number of Students: 752 Student-Teacher Ratio: 9.77	B+	Public	6 - 8

Flood Report

The Subject Property of **105 MERCER PL, SOUTH ORANGE, NJ 07079-2615** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	81%	LOWER
BURGLARY	52%	NOTABLY LOWER
MOTOR VEHICLE THEFT	92%	SIMILAR
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	56%	NOTABLY LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	55%	NOTABLY LOWER
OVERALL	45%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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Data deemed reliable, but not guaranteed.
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