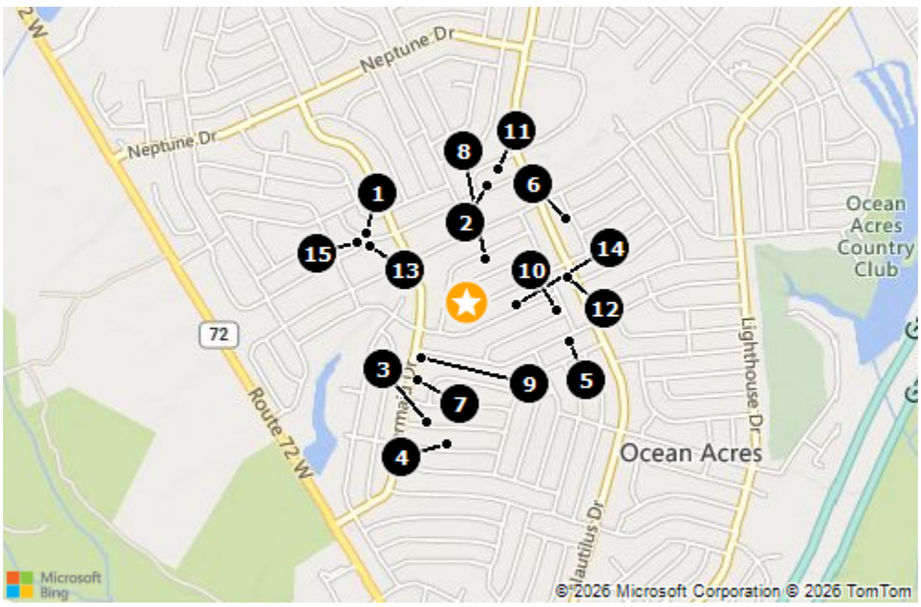
ICE SiteX Report

OrderID: 98677870

SiteX Property Information Report



Subject Property Location

108 MIZZEN AVE, MANAHAWKIN, NJ 08050-1919

County:	**OCEAN NJ**	Census Tract:	340297350.042021
Property Use:	Single Family Residential	Zoning:	R90
Parcel Number:	31 00044- 106-00031	Thomas Bros Pg-Grid:	

Valuation

Value:	**$504,000**	FSD:	13	Common Confidence Score:	57
Value Range:	$438,480 - $569,520	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$178,000	Market Land Value:	$178,000	Tax Year:	2025
Assd Improvement:	$221,500	Market Improvment Value:	$221,500	Total Taxable Value:	$4,745
Total Assessed Value:	$399,500	Total Assessor Market Value:	$399,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 31 Block: 44.106 District: 31 Map Ref: TAX MAP 31
City/Muni/Twp: STAFFORD TWP

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1248 SF	Baths:		Fireplace:	
Year Built:	1976	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/20/2025	Sales Price:	$198,340
Document #:	2025082505 BK-PG 15013-945	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/03/2025	Loan Amount:	N/A
Document #:	2025008131 BK-PG 19917-1538	Loan Type:	FHA
TD Due Date:	11/01/2041	Type Finance:	
Legal Description:			
Lot: 31 Block: 44.106			
City/Muni/Twp: STAFFORD TWP			

Prior Transfer

Recording Date:	02/05/2016	Sales Price:	$198,340
Document #:	2016011953 BK-PG 15013-945	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/04/2011	Sales Price:	$203,500
Document #:	2011097925 BK-PG 15013-0932	Type of Sale:	Full Amount on Deed
Contract Date:	10/21/2011		

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 31 Block: 44.106 District: 31
City/Muni/Twp: STAFFORD TOWNSHIP

Prior Transfer

Recording Date:	10/21/2011	Sales Price:	$203,500
Document #:	BK-PG 15013 -932	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 31 Block: 44.106 District: 31 Map Ref: TAX MAP 31
City/Muni/Twp: STAFFORD TWP

Prior Transfer

Recording Date:	08/14/2009	Sales Price:	$161,500
Document #:	2009088869 BK-PG 12130-1768	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/24/2009	Sales Price:	$219,000
Document #:	2009080169 BK-PG 14365-0767	Type of Sale:	Full Amount on Deed
Contract Date:	07/17/2009		
Document Type:			

Legal Description:
Lot: 31 Block: 44.106 District: 31
City/Muni/Twp: STAFFORD TOWNSHIP

Mortgage Record

Recording Date:	06/22/2004	Loan Amount:	N/A
Document #:	2004129764 BK-PG 12130-1768	Loan Type:	Unknown
TD Due Date:	06/01/2034	Type Finance:	

Legal Description:
Lot: 31 Block: 44.106 District: 31
City/Muni/Twp: STAFFORD TOWNSHIP

Prior Transfer

Recording Date:	07/06/1995	Sales Price:	$799,900
Document #:	BK-PG 5281-598	Type of Sale:	Full Amount on Deed
Contract Date:	06/29/1995		
Document Type:			

Legal Description:
Lot: 31 Block: 44.106 District: 31
City/Muni/Twp: STAFFORD TWP

Area Sales Analysis

Total Area Sales	$7,719,200	Median # of Bedrooms	
Median Lot Size	9,000 SF	Median # of Baths	
Median Living Area	1,452 SF	Median Year Built	1995
Price Range - 2 Yrs	$399,000 to $685,000	Age Range	22 years to 49 years
Median Value	$505,000	Median Age	31 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**124 YEOMAN RD** **MANAHAWKIN, NJ 08050-1712**	10/06/2026	$480,000	$330	1452	//	2000	SF	
		APN: 31 00044- 141-00011 Document #: 2026080977 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 44.141 Abbreviated Description: Lot:11 Block:44.141 City/Muni/Twp:STAFFORD TWP City/Muni/Twp: STAFFORD TWP								
2	.3Mi.	**212 YEOMAN RD** **MANAHAWKIN, NJ 08050-1625**	09/21/2026	$625,000	$411	1520	//	1999	SF	
		APN: 31 00044- 152-00016 Document #: 2026076370 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 44.152 Abbreviated Description: Lot:16 Block:44.152 City/Muni/Twp:STAFFORD TWP City/Muni/Twp: STAFFORD TWP								
3	.31Mi.	**1222 RIPPLE AVE** **MANAHAWKIN, NJ 08050-2249**	09/18/2026	$399,000	$348	1144	//	1978	9,000 SF	
		APN: 31 00044- 51-00031 Document #: 2026076167 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Block: 44.51 Abbreviated Description: Lot:31 Block:44.51 City/Muni/Twp:STAFFORD TWP City/Muni/Twp: STAFFORD TWP								
4	.36Mi.	**1206 CANAL AVE** **MANAHAWKIN, NJ 08050-2210**	09/17/2026	$549,500	$303	1811	//	1999	9,600 SF	
		APN: 31 00044- 50-00026 Document #: 2026075600 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Block: 44.50 Abbreviated Description: Lot:26 Block:44.50 City/Muni/Twp:STAFFORD TWP City/Muni/Twp: STAFFORD TWP								
5	.28Mi.	**1117 TREASURE AVE** **MANAHAWKIN, NJ 08050-1941**	08/25/2026	$550,000	$291	1890	//	1993	9,600 SF	
		APN: 31 00044- 58-00006 Document #: 2026068952 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 44.58 Abbreviated Description: Lot:6 Block:44.58 City/Muni/Twp:STAFFORD TWP City/Muni/Twp: STAFFORD TWP								
6	.32Mi.	**224 STEERING LN** **MANAHAWKIN, NJ 08050-2042**	08/06/2026	$425,000	$421	1008	//	1977	9,000 SF	
		APN: 31 00044- 100-00004 Document #: 2026063622 Document Type: Price Code: D Land Use: Single Family Residential								

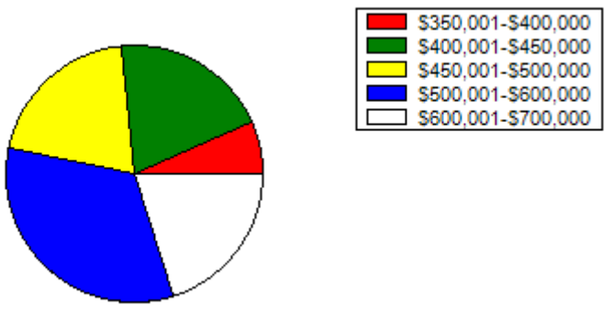
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	Legal: Lot: 4 Block: 44 Abbreviated Description: Lot:4 Block:44 City/Muni/Twp:STAFFORD TWP City/Muni/Twp: STAFFORD TWP								
7	.23Mi.	**123 MERMAID DR** **MANAHAWKIN, NJ 08050-1856**	07/24/2026	$435,000	$339	1280	//	2000	9,000 SF
	APN: 31 00044- 53-00004 Document #: 2026059701 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 4 Block: 44.53 Abbreviated Description: Lot:4 Block:44.53 City/Muni/Twp:STAFFORD TWP City/Muni/Twp: STAFFORD TWP								
8	.12Mi.	**163 LIBERTY AVE** **MANAHAWKIN, NJ 08050-1918**	07/22/2026	$649,900	$326	1988	//	1997	9,000 SF
	APN: 31 00044- 107-00007 Document #: 2026058839 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 7 Block: 44.107 Abbreviated Description: Lot:7 Block:44.107 City/Muni/Twp:STAFFORD TWP City/Muni/Twp: STAFFORD TWP								
9	.17Mi.	**139 MERMAID DR** **MANAHAWKIN, NJ 08050-1856**	07/22/2026	$685,000	$256	2675	//	2004	11,551 SF
	APN: 31 00044- 53-00008 Document #: 2026058648 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 8 Block: 44.53 Abbreviated Description: Lot:8 Block:44.53 City/Muni/Twp:STAFFORD TWP City/Muni/Twp: STAFFORD TWP								
10	.23Mi.	**120 ALBATROSS AVE** **MANAHAWKIN, NJ 08050-1903**	07/20/2026	$515,800	$458	1124	//	1991	10,800 SF
	APN: 31 00044- 104-00025 Document #: 2026058040 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 25 Block: 44.104 Abbreviated Description: Lot:25 Block:44.104 City/Muni/Twp:STAFFORD TWP City/Muni/Twp: STAFFORD TWP								
11	.34Mi.	**133 QUADRANT RD** **MANAHAWKIN, NJ 08050-1611**	07/02/2026	$505,000	$380	1328	//	1995	9,000 SF
	APN: 31 00044- 152-00006 Document #: 2026052663 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 6 Block: 44.152 Abbreviated Description: Lot:6 Block:44.152 City/Muni/Twp:STAFFORD TWP City/Muni/Twp: STAFFORD TWP								
12	.26Mi.	**372 NAUTILUS DR** **MANAHAWKIN, NJ 08050-1924**	06/09/2026	$525,000	$405	1296	//	1992	9,000 SF
	APN: 31 00044- 102-00002 Document #: 2026045050 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 2 Block: 44.102 Abbreviated Description: Lot:2 Block:44.102 City/Muni/Twp:STAFFORD TWP City/Muni/Twp: STAFFORD TWP								
13	.28Mi.	**129 YEOMAN RD** **MANAHAWKIN, NJ 08050-1735**	04/07/2026	$460,000	$282	1629	//	1997	SF
	APN: 31 00044- 139-00005 Document #: 2026026766 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 5 Block: 44.139 Abbreviated Description: Lot:5 Block:44.139 City/Muni/Twp:STAFFORD TWP City/Muni/Twp: STAFFORD TWP								
14	.13Mi.	**242 OUTBOARD AVE** **MANAHAWKIN, NJ 08050-1936**	04/06/2026	$485,000	$320	1511	//	1978	9,000 SF
	APN: 31 00044- 105-00025 Document #: 2026026274 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 25 Block: 44.105 Abbreviated Description: Lot:25 Block:44.105 City/Muni/Twp:STAFFORD TWP City/Muni/Twp: STAFFORD TWP								
15	.31Mi.	**100 LEEWARD RD** **MANAHAWKIN, NJ 08050-1729**	02/26/2026	$430,000	$381	1128	//	1978	SF
	APN: 31 00044- 140-00006 Document #: 2026015325 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 6 Block: 44.140 Abbreviated Description: Lot:6 Block:44.140 City/Muni/Twp:STAFFORD TWP City/Muni/Twp: STAFFORD TWP								

Comparable Sales Chart

% Distribution Sales for Two Years



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.

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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.	**108 MIZZEN AVE**	**10/21/2011**	$399,500	$399,500	1,248		1976		
.02Mi.	**116 MIZZEN AVE**	**12/11/2017**	$385,800	$385,800	988		1993	9,000 SF	
.02Mi.	**104 MIZZEN AVE**	**09/26/1994**	$474,300	$474,300	1,484		1994		
.02Mi.	**105 REEL AVE**	**02/17/2006**	$390,200	$390,200	988		1994		
.03Mi.	**109 REEL AVE**	**03/12/2021**	$368,000	$368,000	988		1993	9,000 SF	
.03Mi.	**120 MIZZEN AVE**	**06/10/2021**	$465,500	$465,500	2,377		1979	9,000 SF	
.03Mi.	**111 MIZZEN AVE**	**01/02/1995**	$543,800	$543,800	2,128		1995		
.04Mi.	**109 MIZZEN AVE**	**11/09/2020**	$485,500	$485,500	1,576		1994		
.04Mi.	**115 MIZZEN AVE**	**11/20/2019**	$407,600	$407,600	1,296		1995	9,000 SF	
.04Mi.	**113 LIBERTY AVE**	**11/08/2013**	$345,600	$345,600	1,008		1977		
.04Mi.	**117 LIBERTY AVE**	**12/15/1993**	$571,100	$571,100	1,950		1994		
.04Mi.	**113 REEL AVE**	**11/09/2023**	$330,300	$330,300	825		1993	9,000 SF	
.04Mi.	**105 MIZZEN AVE**	**05/06/2026**	$489,100	$489,100	1,712		1993		
.04Mi.	**119 MIZZEN AVE**	**05/23/2016**	$525,800	$525,800	1,742		1996	9,000 SF	
.04Mi.	**124 MIZZEN AVE**		$396,700	$396,700	1,252		1979	9,000 SF	
.05Mi.	**117 REEL AVE**	**07/10/2015**	$432,600	$432,600	1,416		1993	9,000 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	46.3 years old	Households:	10,574
Median Household Income:	$102,194	Households w/Family:	70%
Household Income Per Capita:	$53,245	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Stafford Township School District	Students:	2,644
Number of Schools:	5	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.21Mi.	**McKinley Avenue Elementary School** Number of Students: 630 Student-Teacher Ratio: 12.6	B-	Public	3 - 4
2.21Mi.	**Stafford Intermediate School** Number of Students: 657 Student-Teacher Ratio: 13.55	B	Public	5 - 6
0.55Mi.	**Ocean Acres Elementary School** Number of Students: 747 Student-Teacher Ratio: 12.99	NA	Public	1 - 2
0.55Mi.	**Ocean Acres Elementary School** Number of Students: 747 Student-Teacher Ratio: 12.99	NA	Public	1 - 2
2.27Mi.	**Southern Regional High School** Number of Students: 1,820 Student-Teacher Ratio: 12.22	C-	Public	9 - 12
2.27Mi.	**Southern Regional High School** Number of Students: 1,820 Student-Teacher Ratio: 12.22	C-	Public	9 - 12
2.71Mi.	**Oxycocus Elementary School** Number of Students: 176 Student-Teacher Ratio: 9.26	NA	Public	PK - PK
2.71Mi.	**Oxycocus Elementary School** Number of Students: 176 Student-Teacher Ratio: 9.26	NA	Public	PK - PK
2.36Mi.	**Southern Regional Middle School** Number of Students: 865 Student-Teacher Ratio: 10.6	B	Public	7 - 8
2.36Mi.	**Southern Regional Middle School** Number of Students: 865 Student-Teacher Ratio: 10.6	B	Public	7 - 8
2.21Mi.	**McKinley Avenue Elementary School** Number of Students: 630 Student-Teacher Ratio: 12.6	B-	Public	3 - 4
2.21Mi.	**Ronald L. Meinders Primary Learning Center** Number of Students: 332 Student-Teacher Ratio: 12.77	NA	Public	KG - KG
2.21Mi.	**Ronald L. Meinders Primary Learning Center** Number of Students: 332 Student-Teacher Ratio: 12.77	NA	Public	KG - KG

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2.21Mi.	**Stafford Intermediate School**	B	Public	5 - 6

Number of Students: 657
Student-Teacher Ratio: 13.55

Flood Report

The Subject Property of **108 MIZZEN AVE, MANAHAWKIN, NJ 08050-1919** 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.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	84%	LOWER
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	69%	NOTABLY LOWER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	128%	HIGHER
MURDER	75%	NOTABLY LOWER
OVERALL	88%	LOWER

Disaster Alerts

4/22/2025 - Jones Road Fire

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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