ICE SiteX Report

OrderID: 98751601

SiteX Property Information Report



Subject Property Location

10 WILSON WAY, RINGOES, NJ 08551-1811

County:	**HUNTERDON NJ**	Census Tract:	0113.05
Property Use:	Single Family Residential	Zoning:	R-3
Parcel Number:	21 00081- 02-00005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$927,000**	FSD:	14	Common Confidence Score:	55
Value Range:	$797,220 - $1,056,780	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$219,700	Market Land Value:	$219,700	Tax Year:	2025
Assd Improvement:	$307,400	Market Improvment Value:	$307,400	Total Taxable Value:	$15,966
Total Assessed Value:	$527,100	Total Assessor Market Value:	$527,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Block: 81.02 District: 21 Map Ref: TAX MAP 17

Abbreviated Description:	LOT:5 BLK:81.02 DIST:21 CITY:RARITAN TWP MAP REF:TAX MAP 17
City/Muni/Twp:	RARITAN TWP

Property Characteristics

Lot Size:	42,867 SF	Bedrooms:		Pool:	
Building Area:	3437 SF	Baths:		Fireplace:	
Year Built:	1989	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/03/2019	Sales Price:	$495,000
Document #:	20190103000001550 BK-PG 3091-0110	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	12/12/2006	Loan Amount:	N/A
Document #:	20061212000111650 BK-PG 3091-0110	Loan Type:	Unknown Loan Type
Contract Date:	11/30/2006		
TD Due Date:	12/01/2036	Type Finance:	

Legal Description:

Block: 81.02 District: 21 Subdivision: FINAL PLAT CLONMEL MEADOWS PHASE I Map Ref: 0
City/Muni/Twp: RARITAN TWP

Mortgage Record

Recording Date:	05/16/2005	Loan Amount:	N/A
Document #:	8543269 BK-PG 2862-0878	Loan Type:	INVALID CODE
Contract Date:	04/08/2005		
TD Due Date:	05/01/2035	Type Finance:	

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Legal Description:
Block: 81.02 District: 21 Subdivision: FINAL PLAT CLONMEL MEADOWS PHASE I Map Ref: 0
City/Muni/Twp: RARITAN TWP

Prior Transfer

Recording Date:	09/01/1989	Sales Price:	$383,066
Document #:	BK-PG 1031-601	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 81.02 District: 21
City/Muni/Twp: RARITAN TWP

Area Sales Analysis

Total Area Sales	$8,836,500	Median # of Bedrooms	
Median Lot Size	1 SF	Median # of Baths	
Median Living Area	3,305 SF	Median Year Built	1996
Price Range - 2 Yrs	$700,000 to $1,100,000	Age Range	22 years to 50 years
Median Value	$880,000	Median Age	30 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**11 WILSON WAY** **RINGOES, NJ 08551-1812**	07/02/2026	$905,000	$269	3360	//	1989	40,001 SF	
		APN: 21 00081- 01-00016 Document #: 20260702000110050 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 16 Block: 81.01 Abbreviated Description: Lot:16 Block:81.01 City/Muni/Twp:RARITAN TWP City/Muni/Twp: RARITAN TWP								
2	.09Mi.	**13 WILSON WAY** **RINGOES, NJ 08551-1812**	08/11/2026	$832,500	$256	3250	//	1992	40,511 SF	
		APN: 21 00081- 01-00015 Document #: 20260811000135020 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 81.01 Abbreviated Description: Lot:15 Block:81.01 City/Muni/Twp:RARITAN TWP City/Muni/Twp: RARITAN TWP								
3	.1Mi.	**43 EVERITTS RD** **RINGOES, NJ 08551-1815**	01/30/2026	$700,000	$286	2450	//	1976	50,094 SF	
		APN: 21 00081- 01-00004 Document #: 20260130000017660 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 4 Block: 81.01 Abbreviated Description: Lot:4 Block:81.01 City/Muni/Twp:RARITAN TWP City/Muni/Twp: RARITAN TWP								
4	.12Mi.	**45 EVERITTS RD** **RINGOES, NJ 08551-1815**	11/08/2024	$525,000	$319	1645	//	1973	54,886 SF	
		APN: 21 00081- 01-00003 Document #: 20241108000409040 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 81.01 Abbreviated Description: Lot:3 Block:81.01 City/Muni/Twp:GARFIELD CITY City/Muni/Twp: GARFIELD CITY								
5	.21Mi.	**22 PATRICK HENRY PL** **RINGOES, NJ 08551-1807**	08/19/2026	$1,176,250	$242	4858	//	2002	66,647 SF	
		APN: 21 00081- 02-00025 Document #: 20260819000140560 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 25 Block: 81.02 Abbreviated Description: Lot:25 Block:81.02 City/Muni/Twp:RARITAN TWP City/Muni/Twp: RARITAN TWP								
6	.22Mi.	**17 PATRICK HENRY PL** **RINGOES, NJ 08551-1805**	03/12/2026	$999,000	$279	3576	//	2002	50,094 SF	
		APN: 21 00081- 05-00003 Document #: 20260312000043080 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 81.05 Abbreviated Description: Lot:3 Block:81.05 City/Muni/Twp:RARITAN TWP City/Muni/Twp: RARITAN TWP								
7	.22Mi.	**111 E BECKS BLVD** **RINGOES, NJ 08551-1884**	04/01/2025	$870,000	$254	3420	//	2003	52,708 SF	
		APN: 21 00081- 02-00028 Document #: 20250401000058540 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 28 Block: 81.02 Abbreviated Description: Lot:28 Block:81.02 City/Muni/Twp:RARITAN TWP City/Muni/Twp: RARITAN TWP								
8	.23Mi.	**1 PEGASUS CT** **RINGOES, NJ 08551-1915**	09/29/2026	$815,000	$389	2096	//	1995	51,401 SF	
		APN: 21 00080- 14-00014 Document #: 20260929000163800 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Block: 80.14 Abbreviated Description: Lot:14 Block:80.14 City/Muni/Twp:RARITAN TWP City/Muni/Twp: RARITAN TWP								
9	.24Mi.	**15 PATRICK HENRY PL** **RINGOES, NJ 08551-1805**	04/16/2025	$1,275,000	$247	5172	//	2001	51,836 SF	
		APN: 21 00081- 05-00002 Document #: 20250416000068350 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Block: 81.05 Abbreviated Description: Lot:2 Block:81.05 City/Muni/Twp:RARITAN TWP City/Muni/Twp: RARITAN TWP								
10	.28Mi.	**2 PATRICK HENRY PL** **RINGOES, NJ 08551-1804**	04/24/2025	$770,000	$208	3703	//	1990	47,480 SF	
		APN: 21 00081- 01-00011 Document #: 20250424000074040 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11 Block: 81.01 Abbreviated Description: Lot:11 Block:81.01 City/Muni/Twp:SUSSEX BORO City/Muni/Twp: SUSSEX BORO								
11	.38Mi.	**120 E BECKS BLVD** **RINGOES, NJ 08551-1882**	06/22/2026	$1,100,000	$286	3847	//	2004	54,014 SF	
		APN: 21 00081- 04-00029 Document #: 20260622000103740 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 29 Block: 81.04 Abbreviated Description: Lot:29 Block:81.04 City/Muni/Twp:RARITAN TWP City/Muni/Twp: RARITAN TWP								
12	.43Mi.	**19 EVERITTS RD** **RINGOES, NJ 08551-1814**	11/22/2024	$999,999	$247	4051	//	2003	53,143 SF	
		APN: 21 00081- 04-00007 Document #: 20241122000417490 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Block: 81.04 Abbreviated Description: Lot:7 Block:81.04 City/Muni/Twp:RINGOES City/Muni/Twp: RINGOES								

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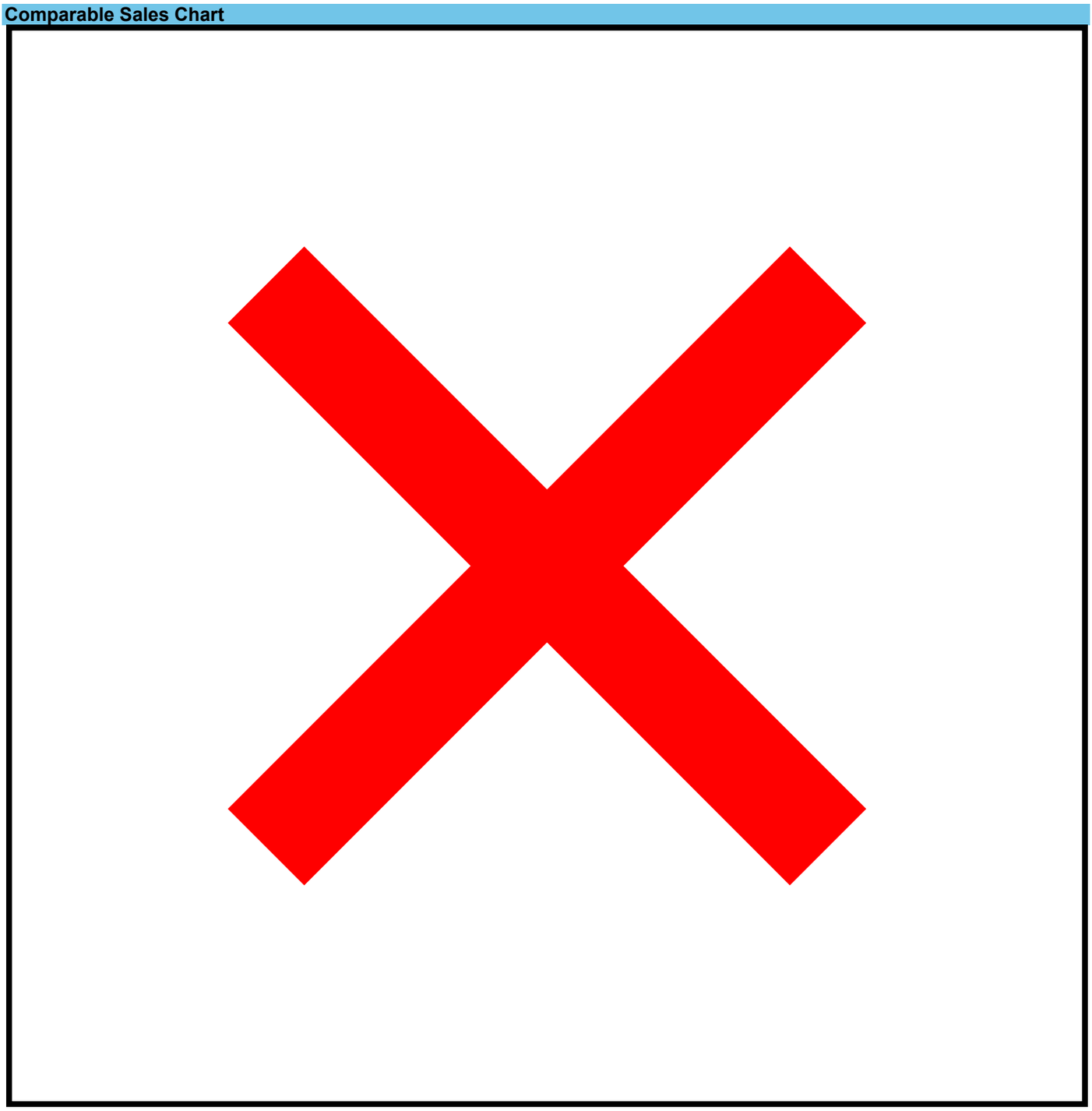
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13	.5Mi.	**23 NESHANIC DR** **RINGOES, NJ 08551-1845**	08/12/2026	$880,000	$290	3038	//	1996	50,965 SF
		APN: 21 00093-0000-00004 Document #: 20260812000135630 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 93 Abbreviated Description: Lot:4 Block:93 City/Muni/Twp:RARITAN TWP City/Muni/Twp: RARITAN TWP							
14	.5Mi.	**9 STARK CT** **RINGOES, NJ 08551-1800**	03/09/2026	$900,000	$293	3074	//	1996	175,982 SF
		APN: 21 00089-0000-00007 Document #: 20260309000040410 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Block: 89 Abbreviated Description: Lot:7 Block:89 City/Muni/Twp:RARITAN TWP City/Muni/Twp: RARITAN TWP							
15	.54Mi.	**96 BECKS BLVD** **RINGOES, NJ 08551-1846**	09/17/2025	$880,000	$285	3092	//	1996	61,420 SF
		APN: 21 00091-0000-00018 Document #: 20250917000165160 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 18 Block: 91 Abbreviated Description: Lot:18 Block:91 City/Muni/Twp:HOWELL TWP City/Muni/Twp: HOWELL TWP							
16	.64Mi.	**28 LAVADA LN** **RINGOES, NJ 08551-1128**	07/28/2025	$1,112,000	$303	3675	//	1998	62,726 SF
		APN: 21 00088-0000-00002 Document #: 20250728000132670 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Block: 88 Abbreviated Description: Lot:2 Block:88 City/Muni/Twp:MEDFORD LAKES BORO City/Muni/Twp: MEDFORD LAKES BORO							
17	.68Mi.	**1 DENMARK LN** **RINGOES, NJ 08551-1862**	11/06/2024	$905,000	$258	3514	//	1998	51,401 SF
		APN: 21 00093-0000-00014 Document #: 20241106000407810 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Block: 93 Abbreviated Description: Lot:14 Block:93 City/Muni/Twp:MEDFORD LAKES BORO City/Muni/Twp: MEDFORD LAKES BORO							
18	.7Mi.	**118 OLD YORK RD** **RINGOES, NJ 08551-1310**	09/22/2026	$980,000	$319	3076	//	1987	84,071 SF
		APN: 08 00017-0000-00021- 01 Document #: 20260922000160150 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 21.01 Block: 17 Abbreviated Description: Lot:21.01 Block:17 City/Muni/Twp:EAST AMWELL TWP City/Muni/Twp: EAST AMWELL TWP							
19	.71Mi.	**109 OLD YORK RD** **RINGOES, NJ 08551-1311**	06/18/2025	$285,000	$412	692	//	1886	51,836 SF
		APN: 21 00089-0000-00037 Document #: 20250618000108680 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 37 Block: 89 Abbreviated Description: Lot:37 Block:89 City/Muni/Twp:RINGOES City/Muni/Twp: RINGOES							
20	.79Mi.	**11 MESSENGER LN** **RINGOES, NJ 08551-1856**	06/29/2026	$995,000	$301	3304	//	1999	56,192 SF
		APN: 21 00095-0000-00006 Document #: 20260629000107570 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Block: 95 Abbreviated Description: Lot:6 Block:95 City/Muni/Twp:RARITAN TWP City/Muni/Twp: RARITAN TWP							

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Comparable Sales Chart



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.	**10 WILSON WAY**	**09/01/1989**	$527,100	$527,100	3,437		1989	42,867 SF	
.04Mi.	**8 WILSON WAY**	**03/14/1989**	$573,300	$573,300	3,380		1989	42,998 SF	
.05Mi.	**9 WILSON WAY**	**04/02/1993**	$527,400	$527,400	3,233		1993	40,001 SF	
.05Mi.	**6 RIDGEVIEW CT**	**07/31/2025**	$715,000	$715,000	4,118		2002	2 SF	
.06Mi.	**11 WILSON WAY**	**08/25/2000**	$507,500	$507,500	3,360		1989	40,001 SF	
.06Mi.	**8 RIDGEVIEW CT**	**07/07/2005**	$649,400	$649,400	3,775		2003	2 SF	
.06Mi.	**7 WILSON WAY**	**01/12/2000**	$539,000	$539,000	2,794		1993	40,001 SF	
.06Mi.	**12 WILSON WAY**	**07/21/1989**	$545,900	$545,900	3,402		1989	2 SF	
.07Mi.	**4 PASTURE HILL CT**	**08/14/2020**	$770,200	$770,200	4,494		2002	1 SF	
.08Mi.	**6 WILSON WAY**	**03/18/1992**	$519,800	$519,800	3,322		1991	42,998 SF	
.08Mi.	**13 WILSON WAY**	**07/18/2009**	$567,600	$567,600	3,250		1992	40,511 SF	
.09Mi.	**41 EVERITTS RD**	**02/09/2021**	$430,700	$430,700	2,417		1978	1 SF	
.09Mi.	**5 WILSON WAY**	**03/31/2012**	$529,600	$529,600	3,272		1992	40,001 SF	
.1Mi.	**4 RIDGEVIEW CT**	**05/25/2018**	$681,900	$681,900	3,779		2002	2 SF	
.1Mi.	**2 PASTURE HILL CT**	**07/25/2002**	$700,200	$700,200	4,132		2002	1 SF	
.1Mi.	**43 EVERITTS RD**	**01/07/2026**	$429,900	$429,900	2,450		1976	1 SF	

Rent vs. Own

Households Occupied by Renters:	7%	Households Occupied by Owners:	90%

Demographics & Income

Median Age:	45.7 years old	Households:	2,250
Median Household Income:	$161,841	Households w/Family:	78%
Household Income Per Capita:	$70,983	Households w/Family Married:	70%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

School District

School District Zone:	Flemington-Raritan Regional School District	Students:	3,302
Number of Schools:	6	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.54Mi.	**J. P. Case Middle School** Number of Students: 730 Student-Teacher Ratio: 11.01	B-	Public	7 - 8
2.54Mi.	**J. P. Case Middle School** Number of Students: 730 Student-Teacher Ratio: 11.01	B-	Public	7 - 8
3.49Mi.	**Hunterdon Central Regional High School** Number of Students: 2,238 Student-Teacher Ratio: 10.3 Advanced Placement: Yes	B-	Public	9 - 12
3.49Mi.	**Hunterdon Central Regional High School** Number of Students: 2,238 Student-Teacher Ratio: 10.3 Advanced Placement: Yes	B-	Public	9 - 12
0.85Mi.	**Copper Hill Elementary School** Number of Students: 572 Student-Teacher Ratio: 9.04	B	Public	PK - 4
0.85Mi.	**Copper Hill Elementary School** Number of Students: 572 Student-Teacher Ratio: 9.04	B	Public	PK - 4
3.25Mi.	**Reading-Fleming Intermediate School** Number of Students: 719 Student-Teacher Ratio: 10.55	B-	Public	5 - 6
3.25Mi.	**Reading-Fleming Intermediate School** Number of Students: 719 Student-Teacher Ratio: 10.55	B-	Public	5 - 6

Flood Report

The Subject Property of **10 WILSON WAY, RINGOES, NJ 08551-1811** 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	52%	NOTABLY LOWER
BURGLARY	38%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	75%	NOTABLY LOWER
FORCIBLE ROBBERY	60%	NOTABLY LOWER
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	79%	LOWER
MURDER	40%	SIGNIFICANTLY LOWER
OVERALL	44%	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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