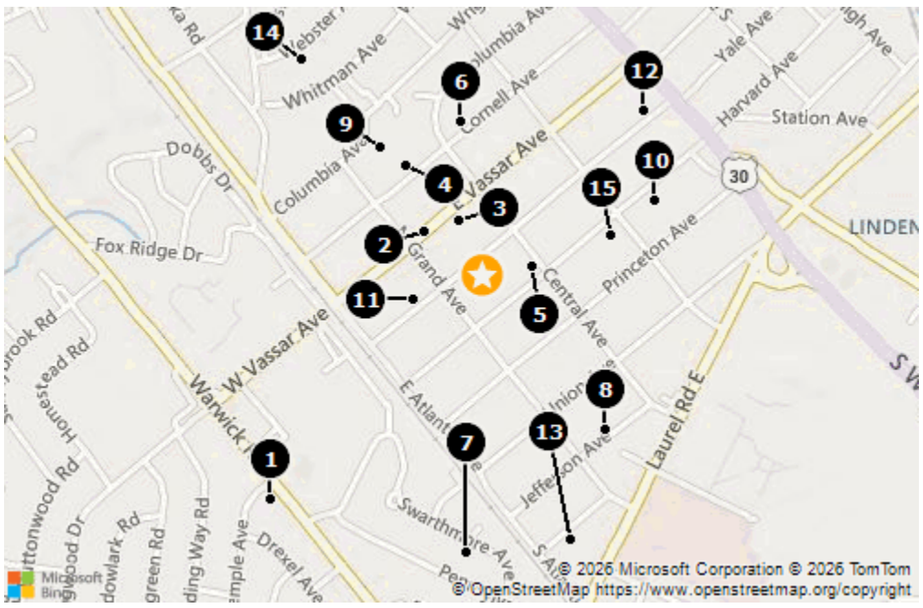
ICE SiteX Report

OrderID: 98458287

SiteX Property Information Report



Subject Property Location

110 YALE AVE, STRATFORD, NJ 08084-1229

County:	**CAMDEN NJ**	Census Tract:	340076080.012003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	32 00030-0000-00003	Thomas Bros Pg-Grid:	

Valuation

Value:	**$438,000**	FSD:	17	Common Confidence Score:	41
Value Range:	$363,540 - $512,460	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$39,000	Market Land Value:	$39,000	Tax Year:	2025
Assd Improvement:	$150,300	Market Improvment Value:	$150,300	Total Taxable Value:	$9,467
Total Assessed Value:	$189,300	Total Assessor Market Value:	$189,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: 30 District: 32 Map Ref: TAX MAP 4
City/Muni/Twp: STRATFORD BORO

Property Characteristics

Lot Size:	7,501 SF	Bedrooms:		Pool:	
Building Area:	2179 SF	Baths:		Fireplace:	
Year Built:	1984	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/02/2013	Sales Price:	$190,075
Document #:	2013034614 BK-PG 09213-0757	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/18/2013	Loan Amount:	N/A
Document #:	2013030189 BK-PG 09787-1723	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 3 Block: 30 District: 32
City/Muni/Twp: STRATFORD BORO

Mortgage Record

Recording Date:	04/27/2010	Loan Amount:	N/A
Document #:	BK-PG 9213-0757	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 3 Block: 30 District: 32
City/Muni/Twp: STRATFORD BOR

Prior Transfer

Recording Date:		Sales Price:	N/A

ICE SiteX Report

OrderID: 98458287

Document #: BK-PG - Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Lot: 3 Block: 30 District: 32 Map Ref: TAX MAP 4
City/Muni/Twp: STRATFORD BORO

Area Sales Analysis

Total Area Sales	$5,363,023	Median # of Bedrooms	
Median Lot Size	7,836 SF	Median # of Baths	
Median Living Area	1,444 SF	Median Year Built	1949
Price Range - 2 Yrs	$215,000 to $492,723	Age Range	62 years to 106 years
Median Value	$350,000	Median Age	77 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.38Mi.	**54 WARWICK RD** **STRATFORD, NJ 08084-1730**	09/18/2026	$299,900	$217	1376	//	1954	SF	
		APN: 32 00080-0000-00001 Document #: 2026061051 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 80 Abbreviated Description: Lot:1 Block:80 City/Muni/Twp:SHAMONG TWP City/Muni/Twp: SHAMONG TWP								
2	.1Mi.	**105 VASSAR AVE** **STRATFORD, NJ 08084-**	08/12/2026	$492,723			//		8,999 SF	
		APN: 32 00024-0000-00016- 01 Document #: 2026051798 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16.01 Block: 24 Abbreviated Description: Lot:16.01 Block:24 City/Muni/Twp:STRATFORD BORO City/Muni/Twp: STRATFORD BORO								
3	.07Mi.	**118 VASSAR AVE** **STRATFORD, NJ 08084-1108**	08/05/2026	$335,000	$232	1438	//	1955	8,999 SF	
		APN: 32 00027-0000-00004 Document #: 2026050353 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 27 Abbreviated Description: Lot:4 Block:27 City/Muni/Twp:STRATFORD BORO City/Muni/Twp: STRATFORD BORO								
4	.17Mi.	**215 CORNELL AVE** **STRATFORD, NJ 08084-1121**	07/29/2026	$330,000	$266	1240	//	1950	8,999 SF	
		APN: 32 00014-0000-00025 Document #: 2026048602 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: 14 Abbreviated Description: Lot:25 Block:14 City/Muni/Twp:STRATFORD BORO City/Muni/Twp: STRATFORD BORO								
5	.06Mi.	**121 HARVARD AVE** **STRATFORD, NJ 08084-1209**	07/28/2026	$388,000	$197	1962	//	1920	11,252 SF	
		APN: 32 00030-0000-00007 Document #: 2026048120 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 30 Abbreviated Description: Lot:7 Block:30 City/Muni/Twp:STRATFORD BORO City/Muni/Twp: STRATFORD BORO								
6	.2Mi.	**125 CORNELL AVE** **STRATFORD, NJ 08084-1103**	07/16/2026	$327,000	$226	1444	//	1950	7,200 SF	
		APN: 32 00018-0000-00015 Document #: 2026044957 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 18 Abbreviated Description: Lot:15 Block:18 City/Muni/Twp:STRATFORD BORO City/Muni/Twp: STRATFORD BORO								
7	.34Mi.	**14 SWARTHMORE AVE** **STRATFORD, NJ 08084-1722**	07/08/2026	$400,000	$250	1600	//	1964	7,701 SF	
		APN: 32 00073-0000-00015 Document #: 2026042478 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 73 Abbreviated Description: Lot:15 Block:73 City/Muni/Twp:STRATFORD BORO City/Muni/Twp: STRATFORD BORO								
8	.24Mi.	**109 JEFFERSON AVE** **STRATFORD, NJ 08084-1320**	07/08/2026	$311,000	$332	936	//	1928	7,501 SF	
		APN: 32 00039-0000-00005 Document #: 2026042523 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 39 Abbreviated Description: Lot:5 Block:39 City/Muni/Twp:STRATFORD BORO City/Muni/Twp: STRATFORD BORO								
9	.2Mi.	**218 COLUMBIA AVE** **STRATFORD, NJ 08084-1151**	05/28/2026	$419,500	$235	1784	//	1962	SF	
		APN: 32 00014-0000-00004 Document #: 2026033020 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 14 Abbreviated Description: Lot:4 Block:14 City/Muni/Twp:STRATFORD BORO City/Muni/Twp: STRATFORD BORO								
10	.24Mi.	**310 HARVARD AVE** **STRATFORD, NJ 08084-1214**	05/21/2026	$425,000	$196	2166	//	1920	7,501 SF	
		APN: 32 00048-0000-00011 Document #: 2026031905 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 48 Abbreviated Description: Lot:11 Block:48 City/Muni/Twp:STRATFORD BORO City/Muni/Twp: STRATFORD BORO								
11	.09Mi.	**15 YALE AVE** **STRATFORD, NJ 08084-1226**	05/12/2026	$370,000	$182	2028	//	1935	10,498 SF	
		APN: 32 00026-0000-00010 Document #: 2026029902 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 26 Abbreviated Description: Lot:10 Block:26 City/Muni/Twp:STRATFORD BORO City/Muni/Twp: STRATFORD BORO								
12	.29Mi.	**319 YALE AVE** **STRATFORD, NJ 08084-1232**	05/12/2026	$260,000	$145	1788	//	1925	7,501 SF	
		APN: 32 00046-0000-00004 Document #: 2026029784 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 46 Abbreviated Description: Lot:4 Block:46 City/Muni/Twp:STRATFORD BORO City/Muni/Twp: STRATFORD BORO								
13	.35Mi.	**8 OXFORD AVE** **STRATFORD, NJ 08084-1306**	03/13/2026	$350,000	$303	1152	//	1939	16,801 SF	
		APN: 32 00036-0000-00020 Document #: 2026016501 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 36 Abbreviated Description: Lot:20 Block:36 City/Muni/Twp:STRATFORD BORO City/Muni/Twp: STRATFORD BORO								
14	.35Mi.	**120 WEBSTER AVE**	03/09/2026	$215,000	$215	1000	//	1948	7,836 SF	

ICE SiteX Report

OrderID: 98458287

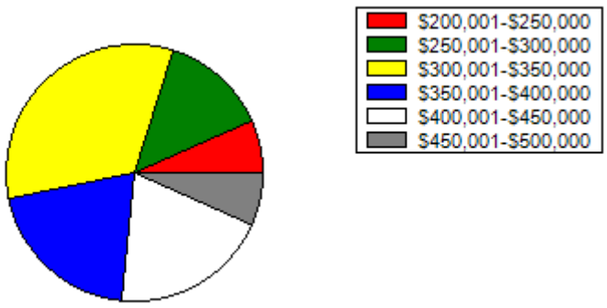
STRATFORD, NJ 08084-1023
APN: 32 00008-0000-00015 Document #: 2026015162
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 8 Abbreviated Description: Lot:15 Block:8 City/Muni/Twp:STRATFORD BORO City/Muni/Twp: STRATFORD BORO

15	.17Mi.	**220 HARVARD AVE**	02/27/2026	$439,900	$205	2145	//	1950	10,049 SF	

STRATFORD, NJ 08084-1212
APN: 32 00043-0000-00009 Document #: 2026013320
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 43 Abbreviated Description: Lot:9 Block:43 City/Muni/Twp:STRATFORD BORO City/Muni/Twp: STRATFORD BORO

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.

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.	**110 YALE AVE**		$189,300	$189,300	2,179		1984	7,501 SF	
.01Mi.	**108 YALE AVE**	**07/08/2008**	$121,000	$121,000	1,156		1969	7,501 SF	
.01Mi.	**114 YALE AVE**	**10/31/1989**	$173,100	$173,100	1,392		1960	15,002 SF	
.02Mi.	**106 YALE AVE**	**12/19/2017**	$201,700	$201,700	2,400		1972	7,501 SF	
.03Mi.	**109 HARVARD AVE**	**05/09/2012**	$130,200	$130,200	1,908		1907	4,591 SF	
.03Mi.	**111 HARVARD AVE**	**05/28/2015**	$130,400	$130,400	1,830		1900	10,393 SF	
.03Mi.	**107 HARVARD AVE**	**05/07/2019**	$146,300	$146,300	1,354		1911	7,501 SF	
.03Mi.	**102 YALE AVE**	**06/03/2010**	$147,000	$147,000	1,287		1954	15,002 SF	
.03Mi.	**116 YALE AVE**	**04/29/2015**	$152,100	$152,100	1,119		1950	15,002 SF	
.04Mi.	**103 HARVARD AVE**		$222,200	$222,200	2,411		2001	10,498 SF	
.04Mi.	**113 HARVARD AVE**		$210,500	$210,500	2,670		1920	15,002 SF	
.04Mi.	**109 YALE AVE**	**03/05/2003**	$191,100	$191,100	2,154		1968	12,872 SF	
.04Mi.	**105 YALE AVE**	**12/14/2007**	$208,400	$208,400	1,797		2007	8,999 SF	
.04Mi.	**111 YALE AVE**		$151,400	$151,400	1,305		1958	9,988 SF	
.04Mi.	**103 YALE AVE**	**09/15/2021**	$158,000	$158,000	1,410		1956	9,374 SF	
.05Mi.	**119 HARVARD AVE**	**12/12/2007**	$136,800	$136,800	1,476		1913	11,252 SF	

Rent vs. Own

Households Occupied by Renters:	23%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	40.5 years old	Households:	2,708
Median Household Income:	$96,815	Households w/Family:	71%
Household Income Per Capita:	$42,966	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	27%

School District

School District Zone:	Stratford Borough School District	Students:	889
Number of Schools:	2	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.35Mi.	**Samuel S. Yellin Elementary School**	C	Public	4 - 8
Number of Students: 527 Student-Teacher Ratio: 10.87				
0.35Mi.	**Samuel S. Yellin Elementary School**	C	Public	4 - 8
Number of Students: 527 Student-Teacher Ratio: 10.87				
0.76Mi.	**Sterling High School**	D	Public	9 - 12

ICE SiteX Report

OrderID: 98458287

Number of Students: 839
Student-Teacher Ratio: 11.75
Advanced Placement: Yes

0.76Mi. **Sterling High School** Number of Students: 839 Student-Teacher Ratio: 11.75 Advanced Placement: Yes	D	Public	9 - 12
1.04Mi. **Parkview Elementary School** Number of Students: 357 Student-Teacher Ratio: 9.9	C+	Public	PK - 3
1.04Mi. **Parkview Elementary School** Number of Students: 357 Student-Teacher Ratio: 9.9	C+	Public	PK - 3

Flood Report

The Subject Property of **110 YALE AVE, STRATFORD, NJ 08084-1229** 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	76%	NOTABLY LOWER
BURGLARY	80%	LOWER
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	89%	LOWER
FORCIBLE RAPE	105%	SIMILAR
MURDER	79%	LOWER
OVERALL	80%	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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