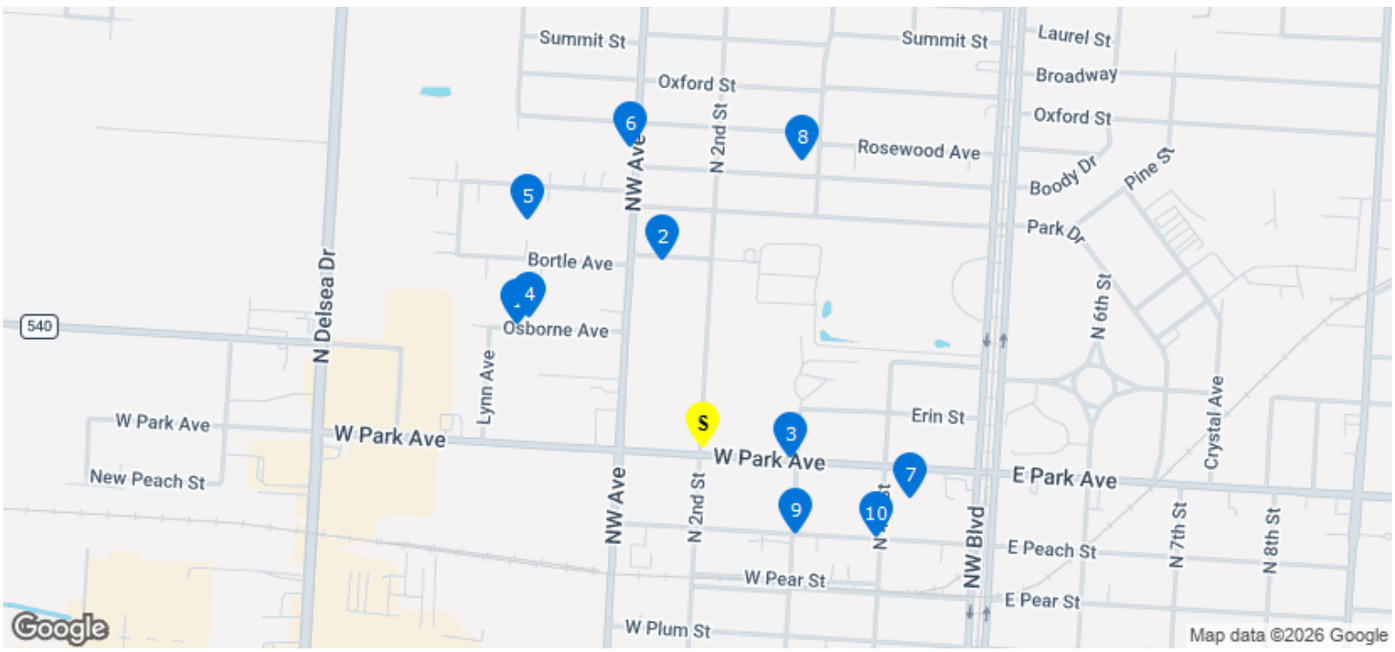
ICE SiteX Report

OrderID: 98809024

SiteX Property Information Report



Subject Property Location

118 W PARK AVE, VINELAND, NJ 08360-3524

County:	**CUMBERLAND NJ**	Census Tract:	0404.00
Property Use:	Single Family Residential	Zoning:	1
Parcel Number:	14 02233-0000-00022	Thomas Bros Pg-Grid:	

Valuation

Value:	**$278,000**	FSD:	9	Common Confidence Score:	79
Value Range:	$252,980 - $303,020	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$30,800	Market Land Value:	$30,800	Tax Year:	2025
Assd Improvement:	$102,900	Market Improvment Value:	$102,900	Total Taxable Value:	$4,424
Total Assessed Value:	$133,700	Total Assessor Market Value:	$133,700	Delinquent Year:	
				Tax Account ID:	00004502
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 22 Block: 2233 District: 14 Map Ref: TAX MAP 22

Abbreviated Description:	LOT:22 BLK:2233 DIST:14 CITY:VINELAND CITY MAP REF:TAX MAP 22
City/Muni/Twp:	VINELAND CITY

Property Characteristics

Lot Size:	36,521 SF	Bedrooms:		Pool:	
Building Area:	1683 SF	Baths:		Fireplace:	
Year Built:	1930	Partial Baths:		Type Const:	Other
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/08/2024	Loan Amount:	N/A
Document #:	691595 BK-PG 4254-2651	Loan Type:	Assumption
Contract Date:	07/10/2023		
TD Due Date:		Type Finance:	

Legal Description:
Block: 2233 Map Ref: 0
City/Muni/Twp: VINELAND

Mortgage Record

Recording Date:	04/08/2024	Loan Amount:	N/A
Document #:	691594 BK-PG 4254-2644	Loan Type:	Assumption
Contract Date:	07/10/2023		
TD Due Date:		Type Finance:	

Legal Description:
Block: 2233 Map Ref: 0
City/Muni/Twp: VINELAND

Mortgage Record

Recording Date:	01/19/2022	Loan Amount:	N/A
Document #:	639728 BK-PG 4221-2670	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/12/2022		

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TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Map Ref: 0
City/Muni/Twp: VINELAND TWP

Prior Transfer

Recording Date:	05/23/2017	Sales Price:	N/A
Document #:	531710 BK-PG 4130-5460	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	07/13/2015	Loan Amount:	N/A
Document #:	488051 BK-PG 4130-5460	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/30/2015		
TD Due Date:	07/01/2045	Type Finance:	

Legal Description:
Block: 2233 Map Ref: 0
City/Muni/Twp: VINELAND

Prior Transfer

Recording Date:	07/13/2015	Sales Price:	$111,000
Document #:	488049 BK-PG 4130-5452	Type of Sale:	Arms-Length Transfer
Contract Date:	06/30/2015		
Document Type:	Deed		

Legal Description:
Block: 2233
City/Muni/Twp: VINELAND

Prior Transfer

Recording Date:	06/01/2015	Sales Price:	$126,000
Document #:	485239 BK-PG 4058-6716	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/10/2009	Loan Amount:	N/A
Document #:	BK-PG 4058-6716	Loan Type:	
Contract Date:	05/29/2009		
TD Due Date:		Type Finance:	

Legal Description:
Block: 2233 District: 14 Map Ref: 0
City/Muni/Twp: VINELAND CITY

Area Sales Analysis

Total Area Sales	$3,090,700	Median # of Bedrooms	
Median Lot Size	11,163 SF	Median # of Baths	
Median Living Area	1,470 SF	Median Year Built	1937
Price Range - 2 Yrs	$230,200 to $412,000	Age Range	18 years to 116 years
Median Value	$300,000	Median Age	89.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.04Mi.	**108 W PARK AVE** **VINELAND, NJ 08360-3524**	01/29/2026	$325,000			//		8,599 SF	
		APN: 14 02233-0000-00024 Document #: 731936 Document Type: Deed Price Code: A Land Use: Vacant Land (General) Legal: Lot: 24 Block: 2233 Abbreviated Description: Lot:24 Block:2233 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND								
2	.12Mi.	**218 W PARK AVE** **VINELAND, NJ 08360-3526**	07/15/2026	$258,000	$208	1239	//	1925	10,498 SF	
		APN: 14 02228-0000-00033 Document #: 743072 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 33 Block: 2228 Abbreviated Description: Lot:33 Block:2228 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND								
3	.18Mi.	**508 N WEST AVE** **VINELAND, NJ 08360-3545**	08/05/2026	$3,525,000	$1,124	3136	//	1997	126,324 SF	
		APN: 14 02232-0000-00015 Document #: 744335 Document Type: Deed Price Code: A Land Use: Apartments (generic) Legal: Lot: 15 Block: 2232 Abbreviated Description: Lot:15 Block:2232 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND								
4	.23Mi.	**314 W PEACH ST** **VINELAND, NJ 08360-3653**	12/05/2025	$125,000	$131	956	//	1910	10,951 SF	
		APN: 14 02903-0000-00018 Document #: 728838 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 18 Block: 2903 Abbreviated Description: Lot:18 Block:2903 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND								
5	.25Mi.	**328 W PEACH ST** **VINELAND, NJ 08360-3601**	01/20/2026	$400,000	$282	1420	//	1921	10,951 SF	
		APN: 14 02903-0000-00015 Document #: 731317 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 15 Block: 2903 Abbreviated Description: Lot:15 Block:2903 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND								
6	.26Mi.	**537 N WEST AVE** **VINELAND, NJ 08360-3139**	10/07/2026	$230,200	$147	1565	//	1948	15,111 SF	
		APN: 14 02229-0000-00012 Document #: 748347 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 Block: 2229 Abbreviated Description: Lot:12 Block:2229 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND								

ICE SiteX Report

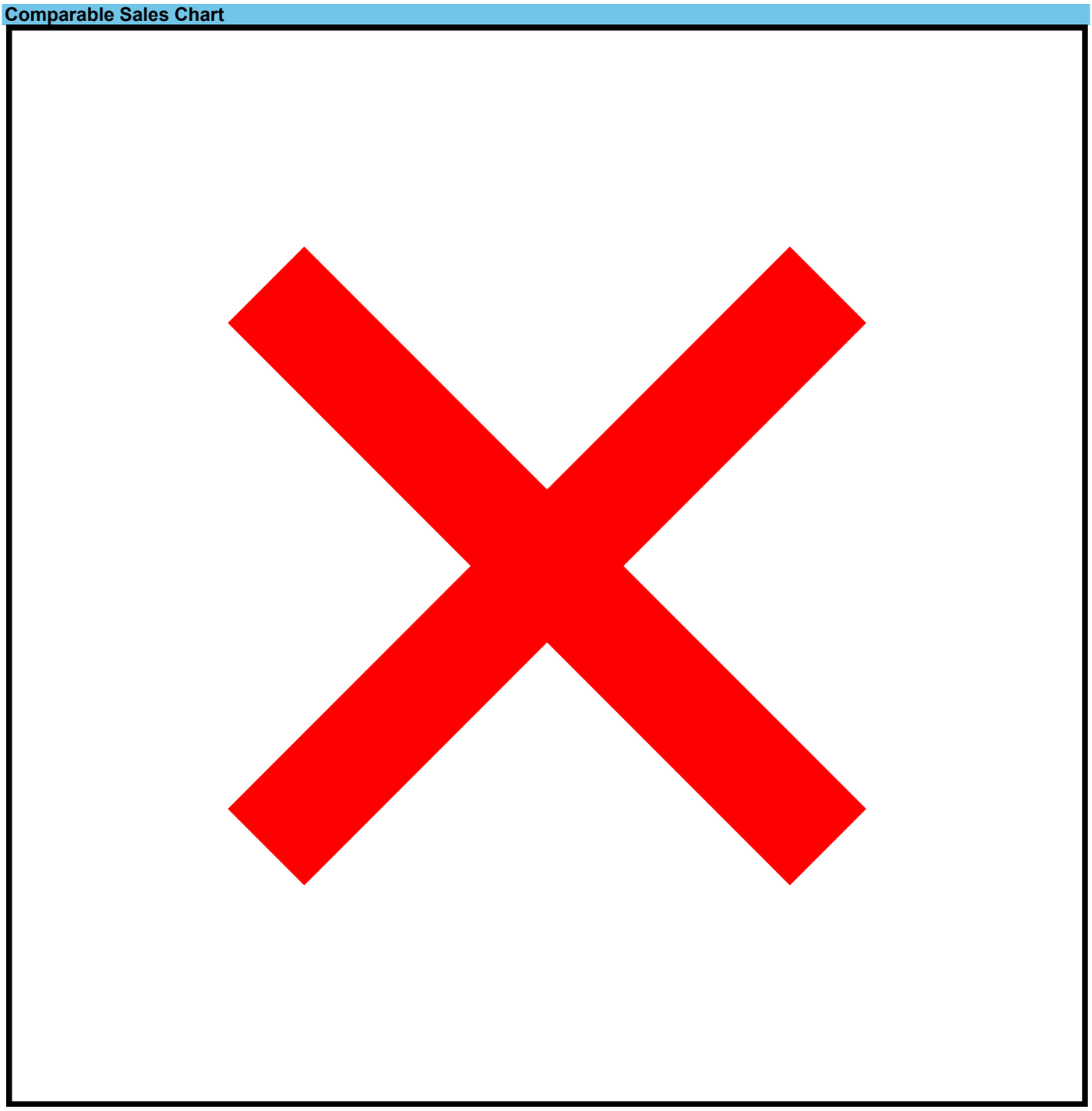
OrderID: 98809024

7	.26Mi.	**330 W PEACH ST** **VINELAND, NJ 08360-3653**	08/27/2026	$310,000	$244	1269	//	1910	8,751 SF
		APN: 14 02903-0000-00014 Document #: 745778 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 2903 Abbreviated Description: Lot:14 Block:2903 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND							
8	.29Mi.	**401 W PARK AVE** **VINELAND, NJ 08360-3535**	09/16/2026	$350,000	$198	1772	//	1915	8,925 SF
		APN: 14 02904-0000-00001 Document #: 747082 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 1 Block: 2904 Abbreviated Description: Lot:1 Block:2904 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND							
9	.29Mi.	**54 OSBORNE AVE** **VINELAND, NJ 08360-3507**	09/19/2025	$275,000	$173	1586	//	1912	35,092 SF
		APN: 14 02201-0000-00091 Document #: 723948 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 91 Block: 2201 Abbreviated Description: Lot:91 Block:2201 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND							
10	.3Mi.	**50 OSBORNE AVE** **VINELAND, NJ 08360-3507**	10/07/2026	$285,500	$208	1374	//	1925	11,827 SF
		APN: 14 02201-0000-00092 Document #: 748351 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 92 Block: 2201 Abbreviated Description: Lot:92 Block:2201 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND							
11	.37Mi.	**306 FENIMORE ST** **VINELAND, NJ 08360-3125**	05/27/2026	$300,000	$302	992	//	1922	7,501 SF
		APN: 14 02227-0000-00034 Document #: 739850 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 34 Block: 2227 Abbreviated Description: Lot:34 Block:2227 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND							
12	.37Mi.	**114 MOUNT VERNON ST** **VINELAND, NJ 08360-3127**	04/23/2026	$325,000	$298	1091	//	1937	13,299 SF
		APN: 14 02224-0000-00007 Document #: 737657 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 7 Block: 2224 Abbreviated Description: Lot:7 Block:2224 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND							
13	.39Mi.	**55 AVON PL** **VINELAND, NJ 08360-3138**	07/08/2026	$412,000	$196	2100	//	1985	16,056 SF
		APN: 14 02230-0000-00005 Document #: 742511 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 2230 Abbreviated Description: Lot:5 Block:2230 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND							
14	.4Mi.	**550 N WEST AVE** **VINELAND, NJ 08360-3144**	07/22/2026	$275,000	$175	1569	//	1900	32,400 SF
		APN: 14 02201-0000-00034 Document #: 743500 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 34 Block: 201 Abbreviated Description: Lot:34 Block:201 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND							
15	.41Mi.	**219 YELKCA AVE** **VINELAND, NJ 08360-3118**	04/30/2026	$330,000	$250	1320	//	1966	13,299 SF
		APN: 14 02223-0000-00005 Document #: 738087 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 2223 Abbreviated Description: Lot:5 Block:2223 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND							
16	.41Mi.	**313 W WOOD ST** **VINELAND, NJ 08360-8118**	12/16/2025	$288,000	$195	1480	//	1887	7,501 SF
		APN: 14 02919-0000-00003 Document #: 729360 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 2919 Abbreviated Description: Lot:3 Block:2919 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND							
17	.42Mi.	**67 YELKCA AVE** **VINELAND, NJ 08360-3114**	08/21/2025	$350,000	$217	1612	//	1960	8,298 SF
		APN: 14 02201-0000-00032 Document #: 722155 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 32 Block: 2201 Abbreviated Description: Lot:32 Block:2201 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND							
18	.45Mi.	**420 W WOOD ST** **VINELAND, NJ 08360-8121**	09/22/2026	$275,000	$217	1268	//	1977	10,498 SF
		APN: 14 02913-0000-00016 Document #: 747446 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 2913 Abbreviated Description: Lot:16 Block:2913 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND							
19	.45Mi.	**554 N 3RD ST** **VINELAND, NJ 08360-3105**	03/09/2026	$210,000	$241	871	//	1928	17,250 SF
		APN: 14 02220-0000-00010 Document #: 734523 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Block: 2220 Abbreviated Description: Lot:10 Block:2220 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND							
20	.46Mi.	**105 OXFORD ST** **VINELAND, NJ 08360-2722**	05/21/2026	$335,000	$278	1204	//	1932	9,148 SF
		APN: 14 02219-0000-00002- 01 Document #: 739545 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2.01 Block: 2219 Abbreviated Description: Lot:2.01 Block:2219 City/Muni/Twp:VINELAND City/Muni/Twp: VINELAND							

ICE SiteX Report

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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.

ICE SiteX Report

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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.	**118 W PARK AVE**	**06/30/2015**	$133,700	$133,700	1,683		1930	36,521 SF	
.03Mi.	**112 W PARK AVE**	**11/11/2020**	$157,700	$157,700	1,488		1927	16,683 SF	
.03Mi.	**200 W PARK AVE**	**05/24/1999**	$123,800	$123,800	1,157		1935	12,502 SF	
.03Mi.	**504 N 2ND ST**	**03/21/2006**	$114,300	$114,300	1,378		1946	16,601 SF	
.04Mi.	**506 N 2ND ST**	**07/12/2011**	$107,500	$107,500	1,300		1948	8,298 SF	
.05Mi.	**202 W PARK AVE**	**02/23/2024**	$172,000	$172,000			1948	38,250 SF	
.05Mi.	**508 N 2ND ST**	**12/04/2020**	$147,700	$147,700	1,339		1947	8,298 SF	
.06Mi.	**503 N WEST AVE**	**07/31/2020**	$181,300	$181,300	1,769		2020	40,624 SF	
.06Mi.	**503 N 2ND ST**	**08/29/2018**	$132,600	$132,600	1,215		1948	23,549 SF	
.06Mi.	**510 N 2ND ST**	**06/17/2003**	$73,800	$73,800	872		1946	8,298 SF	
.07Mi.	**507 N WEST AVE**	**04/20/1981**	$159,200	$159,200	2,208		1922	40,624 SF	
.07Mi.	**507 N 2ND ST**	**09/21/2004**	$87,800	$87,800	710		1935	10,149 SF	
.07Mi.	**512 N 2ND ST**	**01/21/2022**	$94,000	$94,000	1,190		1936	4,186 SF	
.08Mi.	**509 N 2ND ST**	**08/10/2010**	$119,600	$119,600	1,344		1930	10,149 SF	
.08Mi.	**509 N WEST AVE**	**10/12/1995**	$168,800	$168,800	1,537		1994	15,791 SF	
.08Mi.	**419 N 2ND ST**	**09/04/2012**	$91,100	$91,100	1,268		1947	8,250 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	37.3 years old	Households:	16,211
Median Household Income:	$63,374	Households w/Family:	71%
Household Income Per Capita:	$30,310	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Vineland City School District	Students:	10,154
Number of Schools:	14	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.16Mi.	**Anthony Rossi Middle School** Number of Students: 595 Student-Teacher Ratio: 13.52	D+	Public	6 - 8
2.95Mi.	**Dr. Williams Mennies Elementary School** Number of Students: 558 Student-Teacher Ratio: 13.61	D-	Public	KG - 5
1.22Mi.	**Dane Barse Elementary School** Number of Students: 245 Student-Teacher Ratio: 8.55	D+	Public	KG - 5
2.54Mi.	**John. H. Winslow Elementary School** Number of Students: 472 Student-Teacher Ratio: 12.1	D+	Public	KG - 5
3.16Mi.	**Johnstone Elementary School** Number of Students: 355 Student-Teacher Ratio: 14.79	C	Public	KG - 5
3.61Mi.	**Pauline J. Petway Elementary School** Number of Students: 486 Student-Teacher Ratio: 12.79	C-	Public	KG - 5
2.12Mi.	**Max Leuchter Elementary School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 5
1.62Mi.	**Thomas W. Wallace Jr. Middle School** Number of Students: 695 Student-Teacher Ratio: 12.19	F	Public	6 - 8
1.72Mi.	**Solve D'Ippolito Elementary School** Number of Students: 504 Student-Teacher Ratio: 11.59	C-	Public	KG - 5
1.91Mi.	**Veterans Memorial Middle School** Number of Students: 603 Student-Teacher Ratio: 11.17	D-	Public	6 - 8
3.39Mi.	**Vineland Senior High School** Number of Students: 2,736 Student-Teacher Ratio: 14.63	F	Public	9 - 12
0.76Mi.	**Gloria M. Sabater Elementary School** Number of Students: 678 Student-Teacher Ratio: 12.33	D-	Public	KG - 5
2.32Mi.	**Marie Durand Elementary School** Number of Students: 504 Student-Teacher Ratio: 13.09	D	Public	KG - 5

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0.79Mi. **Castimer M. Dallago Jr. Preschool** Number of Students: 341 Student-Teacher Ratio: 8.12		NA	Public	PK - PK
2.12Mi. **Almond Road Preschool** Number of Students: NA Student-Teacher Ratio: NA		NA	Public	PK - PK

Flood Report

The Subject Property of **118 W PARK AVE, VINELAND, NJ 08360-3524** 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	120%	HIGHER
BURGLARY	105%	SIMILAR
MOTOR VEHICLE THEFT	121%	HIGHER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	102%	SIMILAR
FORCIBLE RAPE	111%	HIGHER
MURDER	99%	SIMILAR
OVERALL	95%	SIMILAR

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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