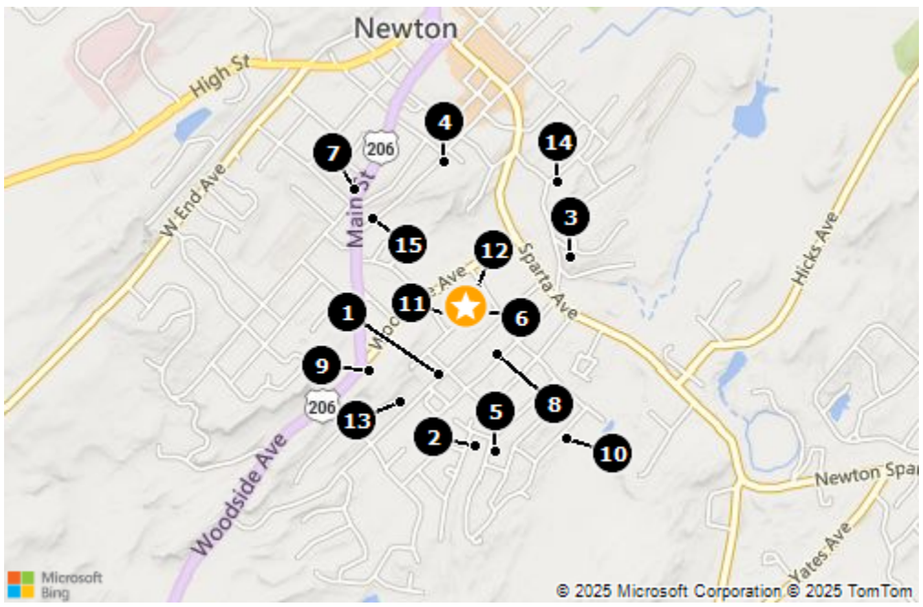
ICE SiteX Report

OrderID: 95362566

SiteX Property Information Report



Subject Property Location

12 MASON AVE, NEWTON, NJ 07860-2408

County:	**SUSSEX NJ**	Census Tract:	340373738.002011
Property Use:	Single Family Residential	Zoning:	T-3
Parcel Number:	15 00018- 04-00018	Thomas Bros Pg-Grid:	

Valuation

Value:	**$439,000**	FSD:	13
Value Range:	$381,930 - $496,070	Confidence Score:	87

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$87,200	Market Land Value:	$87,200	Tax Year:	2023
Assd Improvement:	$237,500	Market Improvment Value:	$237,500	Total Taxable Value:	$8,220
Total Assessed Value:	$324,700	Total Assessor Market Value:	$324,700	Delinquent Year:	
				Tax Account ID:	00015092
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 18 Block: 18.04 District: 15
City/Muni/Twp: NEWTON TOWN

Property Characteristics

Lot Size:	14,985 SF	Bedrooms:		Pool:	
Building Area:	1832 SF	Baths:		Fireplace:	
Year Built:	1926	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:	02/02/2023	Sales Price:	N/A
Document #:	2023002363 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/03/2022	Sales Price:	$269,637
Document #:	20220303010067660 BK-PG 10047-849	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/19/2021	Sales Price:	$295,000
Document #:	20211019010327560 BK-PG 3609-922	Type of Sale:	Full Amount on Deed
Contract Date:	08/24/2021		
Document Type:	Bargain and Sale Deed		
Legal Description:			
Lot: 18 Block: 18.04			
City/Muni/Twp: NEWTON TOWN			

Prior Transfer

Recording Date:	10/14/2021	Sales Price:	$224,852
Document #:	20211014010323440 BK-PG 9723-281	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

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Document Type:
Legal Description:

Prior Transfer

Recording Date: 08/24/2021
Document #: BK-PG 3609 -922
Document Type:
Legal Description:
Lot: 18 Block: 18.04 District: 15
City/Muni/Twp: NEWTON TOWN

Sales Price: $295,000
Type of Sale: Per Assessor Transaction History

Prior Transfer

Recording Date: 08/19/2019
Document #: 20190819010158730 BK-PG 08824-00508
Document Type:
Legal Description:

Sales Price: N/A
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 08/06/2019
Document #: 20190806010148190 BK-PG 09723-00281
TD Due Date: 08/01/2049
Legal Description:
Lot: 18 Block: 18.04 District: 15
City/Muni/Twp: NEWTON

Loan Amount: N/A
Loan Type: FHA
Type Finance:

Prior Transfer

Recording Date: 08/06/2019
Document #: 20190806010148180 BK-PG 03526-00895
Contract Date: 07/19/2019
Document Type: Deed
Legal Description:
Lot: 18 Block: 18.04 District: 15
City/Muni/Twp: NEWTON

Sales Price: $229,000
Type of Sale: Full Amount on Deed

Prior Transfer

Recording Date: 02/15/2011
Document #: 20110215010035770 BK-PG 08104-0266
Document Type:
Legal Description:

Sales Price: $15,000
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 01/03/2011
Document #: 20110103010000070 BK-PG 08824-00508
TD Due Date: 01/01/2041
Legal Description:
Lot: 7 Block: 1102 District: 15
City/Muni/Twp: NEWTON TOWN

Loan Amount: N/A
Loan Type: New Conventional
Type Finance:

Prior Transfer

Recording Date: 12/29/2010
Document #: 20101229010263850 BK-PG 06714-0145
Document Type:
Legal Description:

Sales Price: $131,000
Type of Sale: Full-Computed from Transfer Tax

Mortgage Record

Recording Date: 04/19/2007
Document #: 07-12144 BK-PG 08104-00266
TD Due Date: 04/13/2037
Legal Description:
Lot: 7 Block: 1102 District: 15
City/Muni/Twp: NEWTON TOWN

Loan Amount: N/A
Loan Type: Credit Line (Revolving)
Type Finance: VAR

Mortgage Record

Recording Date: 02/02/2005
Document #: 05-04203 BK-PG 06714-00145
TD Due Date: 12/01/2034
Legal Description:
Lot: 7 Block: 1102 District: 15
City/Muni/Twp: NEWTON TOWN

Loan Amount: N/A
Loan Type: Unknown
Type Finance:

Mortgage Record

Recording Date: 01/14/2003
Document #: 03-02185 BK-PG 04974-00286
TD Due Date: 12/01/2032
Legal Description:
Lot: 7 Block: 1102 District: 15
City/Muni/Twp: NEWTON TOWN

Loan Amount: N/A
Loan Type: Unknown
Type Finance:

Mortgage Record

Recording Date: 01/05/2000
Document #: 00-00276 BK-PG 3646-299
TD Due Date:
Legal Description:
Lot: 7 Block: 1102 District: 15
City/Muni/Twp: NEWTON TOWN

Loan Amount: N/A
Loan Type: Unknown
Type Finance:

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Area Sales Analysis

Total Area Sales	$5,659,576	Median # of Bedrooms	
Median Lot Size	8,102 SF	Median # of Baths	
Median Living Area	1,428 SF	Median Year Built	1930
Price Range - 2 Yrs	$190,000 to $583,000	Age Range	35 years to 133 years
Median Value	$407,500	Median Age	95 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**72 MERRIAM AVE** **NEWTON, NJ 07860-2420**	08/20/2025	$299,000	$348	857	//	1928	7,492 SF	
		APN: 15 00017- 01-00045 Document #: 2025014994 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 45 Block: 17.01 Abbreviated Description: Lot:45 Block:17.01 City/Muni/Twp:NEWTON City/Muni/Twp: NEWTON								
2	.34Mi.	**3 KORY RD** **NEWTON, NJ 07860-2514**	08/07/2025	$495,000	$313	1581	//	1963	9,365 SF	
		APN: 15 00021- 08-00018 Document #: 2025014102 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 21.08 Abbreviated Description: Lot:18 Block:21.08 City/Muni/Twp:NEWTON City/Muni/Twp: NEWTON								
3	.28Mi.	**4 HOWARD ST** **NEWTON, NJ 07860-2207**	07/28/2025	$277,000	$282	979	//	1922	6,229 SF	
		APN: 15 00019- 05-00004 Document #: 2025013235 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 19.05 Abbreviated Description: Lot:4 Block:19.05 City/Muni/Twp:NEWTON City/Muni/Twp: NEWTON								
4	.35Mi.	**43 MADISON ST** **NEWTON, NJ 07860-2021**	07/22/2025	$365,000	$259	1408	//	1900	4,008 SF	
		APN: 15 00014- 04-00040 Document #: 2025012881 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 40 Block: 14.04 Abbreviated Description: Lot:40 Block:14.04 City/Muni/Twp:OLD BRIDGE TWP City/Muni/Twp: OLD BRIDGE TWP								
5	.36Mi.	**29 DOGWOOD DR** **NEWTON, NJ 07860-2503**	07/22/2025	$407,500	$327	1246	//	1962	9,017 SF	
		APN: 15 00021- 10-00005 Document #: 2025012911 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 21.10 Abbreviated Description: Lot:5 Block:21.10 City/Muni/Twp:NEWTON City/Muni/Twp: NEWTON								
6	.04Mi.	**7 MASON AVE** **NEWTON, NJ 07860-2407**	07/14/2025	$425,000	$302	1406	//	1930	5,489 SF	
		APN: 15 00017- 02-00015 Document #: 2025012297 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 17.02 Abbreviated Description: Lot:15 Block:17.02 City/Muni/Twp:NEWTON TOWN City/Muni/Twp: NEWTON TOWN								
7	.4Mi.	**144 MAIN ST** **NEWTON, NJ 07860-2039**	06/26/2025	$435,000	$204	2128	//	1910	11,805 SF	
		APN: 15 00007- 10-00009 Document #: 2025011237 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 7.10 Abbreviated Description: Lot:9 Block:7.10 City/Muni/Twp:NEWTON TOWN City/Muni/Twp: NEWTON TOWN								
8	.13Mi.	**48 SUSSEX ST** **NEWTON, NJ 07860-2530**	06/19/2025	$425,000	$268	1584	//	1990	7,492 SF	
		APN: 15 00022- 01-00018 Document #: 2025010808 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 22.01 Abbreviated Description: Lot:18 Block:22.01 City/Muni/Twp:LAKEWOOD TWP City/Muni/Twp: LAKEWOOD TWP								
9	.28Mi.	**99 WOODSIDE AVE** **NEWTON, NJ 07860-2427**	05/20/2025	$370,576	$215	1720	//	1987	20,996 SF	
		APN: 15 00017- 01-00006 Document #: 2025008847 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 17.01 Abbreviated Description: Lot:6 Block:17.01 City/Muni/Twp:NEWTON TOWN City/Muni/Twp: NEWTON TOWN								
10	.41Mi.	**11 LINMOR AVE** **NEWTON, NJ 07860-2505**	04/24/2025	$434,000	$292	1484	//	1972	9,017 SF	
		APN: 15 00022- 06-00009 Document #: 2025007184 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 22.06 Abbreviated Description: Lot:9 Block:22.06 City/Muni/Twp:KINNELON BORO City/Muni/Twp: KINNELON BORO								
11	.03Mi.	**20 MASON AVE** **NEWTON, NJ 07860-2408**	04/22/2025	$190,000	$254	748	//	1940	11,238 SF	
		APN: 15 00018- 04-00020 Document #: 2025007037 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 18.04 Abbreviated Description: Lot:20 Block:18.04 City/Muni/Twp:KINNELON BORO City/Muni/Twp: KINNELON BORO								
12	.04Mi.	**8 PINE ST** **NEWTON, NJ 07860-2412**	04/16/2025	$457,000	$243	1873	//	1892	12,502 SF	
		APN: 15 00018- 04-00014 Document #: 2025006570 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 18.04 Abbreviated Description: Lot:14 Block:18.04 City/Muni/Twp:NEWTON TOWN City/Muni/Twp: NEWTON TOWN								
13	.28Mi.	**94 MERRIAM AVE** **NEWTON, NJ 07860-2420**	04/14/2025	$261,500	$249	1050	//	1950	7,492 SF	
		APN: 15 00017- 01-00054 Document #: 2025006353 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 54 Block: 17.01 Abbreviated Description: Lot:54 Block:17.01 City/Muni/Twp:ENGLEWOOD CITY City/Muni/Twp: ENGLEWOOD CITY								
14	.38Mi.	**24 STUART ST** **NEWTON, NJ 07860-2229**	02/28/2025	$583,000	$279	2088	//	1918	8,102 SF	
		APN: 15 00019- 06-00010 Document #: 2025003641 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 19.06 Abbreviated Description: Lot:10 Block:19.06 City/Muni/Twp:LAKEWOOD TWP City/Muni/Twp: LAKEWOOD TWP								
15	.32Mi.	**92 MADISON ST**	02/24/2025	$235,000	$164	1428	//	1920	4,879 SF	

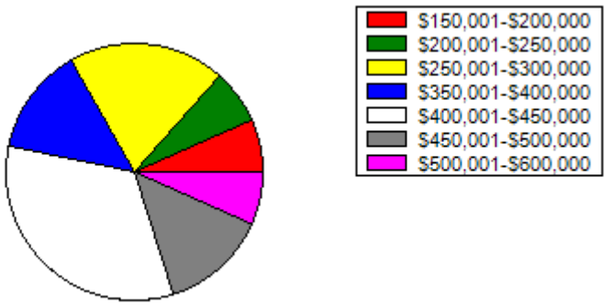
ICE SiteX Report

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NEWTON, NJ 07860-2022
APN: 15 00014- 02-00034 Document #: 2025003348
Document Type: Deed Price Code: D
Land Use: Single Family Residential
Legal: Lot: 34 Block: 14.02 Abbreviated Description: Lot:34 Block:14.02 City/Muni/Twp:FARMINGDALE BORO City/Muni/Twp: FARMINGDALE 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.	**12 MASON AVE**	**08/24/2021**	$324,700	$324,700	1,832		1926	14,985 SF	
.02Mi.	**16 MASON AVE**	**09/15/2021**	$282,600	$282,600	988		1956	11,238 SF	
.02Mi.	**10 MASON AVE**	**01/23/2019**	$327,800	$327,800	1,243		1992	13,809 SF	
.03Mi.	**20 MASON AVE**	**09/02/2022**	$191,500	$191,500	748		1940	11,238 SF	
.04Mi.	**8 PINE ST**	**02/03/2021**	$329,600	$329,600	1,873		1892	12,502 SF	
.04Mi.	**9 MASON AVE**	**11/27/2023**	$342,200	$342,200	1,144		1988	9,453 SF	
.04Mi.	**13 MASON AVE**	**03/22/2012**	$255,500	$255,500	1,117		1930	7,492 SF	
.04Mi.	**7 MASON AVE**	**08/10/2015**	$303,800	$303,800	1,406		1930	5,489 SF	
.04Mi.	**45 WOODSIDE AVE**	**03/17/2009**	$552,600	$552,600	2,540		2003	1 SF	
.04Mi.	**5 MASON AVE**	**03/25/1998**	$271,000	$271,000	1,101		1930	4,095 SF	
.04Mi.	**12 PINE ST**		$320,900	$320,900	1,760		1910	9,757 SF	
.04Mi.	**15 MASON AVE**	**10/20/2021**	$311,800	$311,800	1,267		1930	7,492 SF	
.04Mi.	**22 MASON AVE**	**11/06/2013**	$266,700	$266,700	1,305		1945	7,971 SF	
.04Mi.	**10 PINE ST**	**08/14/2003**	$284,900	$284,900	1,590		1894	7,492 SF	
.05Mi.	**17 MASON AVE**	**12/07/2009**	$222,400	$222,400	954		1930	7,492 SF	
.05Mi.	**24 MASON AVE**	**06/26/2003**	$262,100	$262,100	1,414		1928	7,492 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	48.1 years old	Households:	10,034
Median Household Income:	$103,100	Households w/Family:	68%
Household Income Per Capita:	$51,582	Households w/Family Married:	54%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Newton Town School District	Students:	1,599
Number of Schools:	3	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.37Mi.	**Halsted Middle School** Number of Students: 355 Student-Teacher Ratio: 11.09	C	Public	6 - 8
0.45Mi.	**Newton High School** Number of Students: 719 Student-Teacher Ratio: 11.78 Advanced Placement: Yes	C-	Public	9 - 12
0.27Mi.	**Merriam Avenue Elementary School** Number of Students: 468 Student-Teacher Ratio: 11.14	D	Public	PK - 5

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Flood Report

The Subject Property of **12 MASON AVE, NEWTON, NJ 07860-2408** 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	86%	LOWER
MOTOR VEHICLE THEFT	84%	LOWER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	108%	SIMILAR
FORCIBLE RAPE	99%	SIMILAR
MURDER	100%	SIMILAR
OVERALL	104%	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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