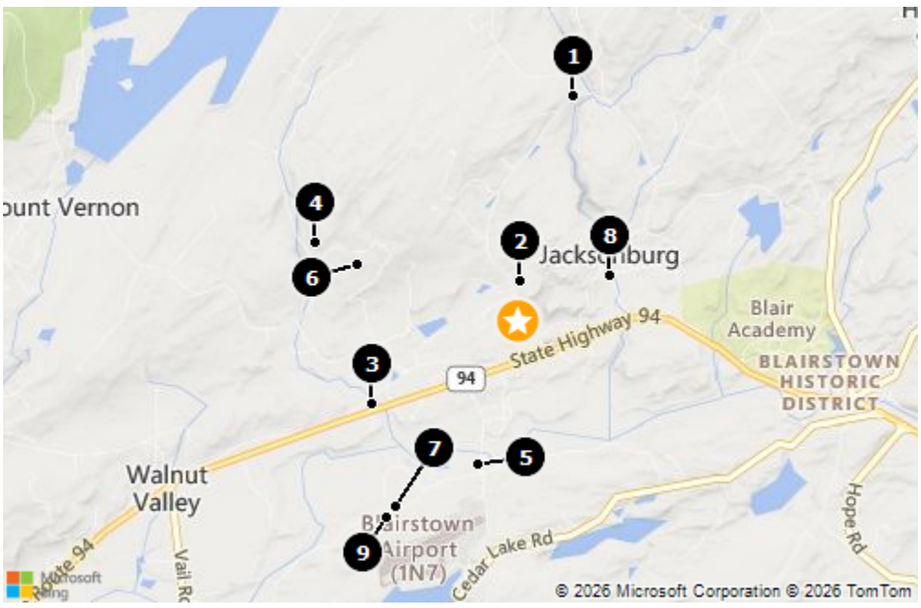
ICE SiteX Report

OrderID: 98444495

SiteX Property Information Report



Subject Property Location

13 COBBLEWOOD RD, BLAIRSTOWN, NJ 07825-9644

County:	**WARREN NJ**	Census Tract:	340410311.012001
Property Use:	Single Family Residential	Zoning:	R-5
Parcel Number:	04 00702-0000-00023- 04	Thomas Bros Pg-Grid:	

Valuation

Value:	**$510,000**	FSD:	15	Common Confidence Score:	48
Value Range:	$433,500 - $586,500	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$96,600	Market Land Value:	$96,600	Tax Year:	2025
Assd Improvement:	$140,300	Market Improvment Value:	$140,300	Total Taxable Value:	$7,424
Total Assessed Value:	$236,900	Total Assessor Market Value:	$236,900	Delinquent Year:	
				Tax Account ID:	7775
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 23.04 Block: 702 District: 04 Map Ref: TAX MAP 7
City/Muni/Twp: BLAIRSTOWN TWP

Property Characteristics

Lot Size:	1.410 AC	Bedrooms:		Pool:	
Building Area:	1777 SF	Baths:		Fireplace:	
Year Built:	1977	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:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	04/08/2014	Loan Amount:	N/A
Document #:	2014-423724 BK-PG 6009-024	Loan Type:	FHA
TD Due Date:	02/01/2044	Type Finance:	

Legal Description:
Lot: 23.04 Block: 702

Prior Transfer

Recording Date:	10/17/2011	Sales Price:	$241,000
Document #:	2011-377277 BK-PG 2393-237	Type of Sale:	Full Amount on Deed
Contract Date:	10/14/2011		
Document Type:			

Legal Description:
Lot: 23.04 Block: 702 District: 04
City/Muni/Twp: BLAIRSTOWN TWP

Prior Transfer

Recording Date:	10/14/2011	Sales Price:	$241,000
Document #:	BK-PG 2393 -237	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 23.04 Block: 702 District: 04 Map Ref: TAX MAP 7
City/Muni/Twp: BLAIRSTOWN TWP

ICE SiteX Report

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Mortgage Record

Recording Date:	12/05/2005	Loan Amount:	N/A
Document #:	2005-00268776 BK-PG 4244-325	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	FIX

Legal Description:
Lot: 23.04 Block: 702

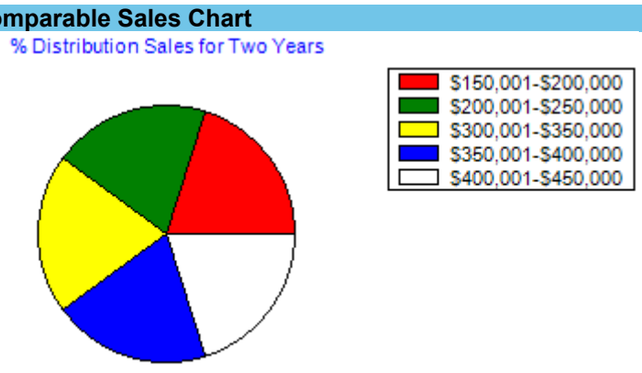
Area Sales Analysis

Total Area Sales	$3,647,050	Median # of Bedrooms	
Median Lot Size	43,560 SF	Median # of Baths	
Median Living Area	1,792 SF	Median Year Built	1975
Price Range - 2 Yrs	$200,000 to $551,050	Age Range	24 years to 146 years
Median Value	$412,500	Median Age	51 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.14Mi.	**1 FOUR CORNERS RD** **BLAIRSTOWN, NJ 07825-2402**	02/27/2026	$540,000	$271	1992	//	1910	29,621 SF	
		APN: 04 00801-0000-00009 Document #: 2026-633548 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 601 Abbreviated Description: Lot:9 Block:601 City/Muni/Twp:BLAIRSTOWN TWP City/Muni/Twp: BLAIRSTOWN TWP								
2	.19Mi.	**20 COBBLEWOOD RD** **BLAIRSTOWN, NJ 07825-9622**	12/10/2025	$463,500	$267	1730	//	1939	62,291 SF	
		APN: 04 00902-0000-00008 Document #: 2025-630171 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 902 Abbreviated Description: Lot:8 Block:902 City/Muni/Twp:BLAIRSTOWN TWP City/Muni/Twp: BLAIRSTOWN TWP								
3	.82Mi.	**23 BUCHANAN RD** **BLAIRSTOWN, NJ 07825-2510**	08/26/2025	$412,500	$337	1224	//	1988	43,560 SF	
		APN: 04 00703-0000-00004- 03 Document #: 2025-625245 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4.03 Block: 703 Abbreviated Description: Lot:4.03 Block:703 City/Muni/Twp:ELSINBORO TWP City/Muni/Twp: ELSINBORO TWP								
4	1.07Mi.	**22 STONY BROOK RD** **BLAIRSTOWN, NJ 07825-9319**	08/22/2025	$400,000	$268	1488	//	1975	67,954 SF	
		APN: 04 00702-0000-00006- 04 Document #: 2025-625125 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6.04 Block: 702 Abbreviated Description: Lot:6.04 Block:702 City/Muni/Twp:BLAIRSTOWN City/Muni/Twp: BLAIRSTOWN								
5	.74Mi.	**22 LAMBERT RD** **BLAIRSTOWN, NJ 07825-9348**	06/18/2025	$551,050	$263	2093	//	2002	47,916 SF	
		APN: 04 01501-0000-00019- 02 Document #: 2025-622434 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19.02 Block: 1501 Abbreviated Description: Lot:19.02 Block:1501 City/Muni/Twp:BLAIRSTOWN TWP City/Muni/Twp: BLAIRSTOWN TWP								
6	.85Mi.	**19 AMACKASSIN RD** **BLAIRSTOWN, NJ 07825-9618**	06/05/2025	$240,000	$108	2218	//	1975	67,954 SF	
		APN: 04 00702-0000-00006- 07 Document #: 2025-621911 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6.07 Block: 702 Abbreviated Description: Lot:6.07 Block:702 City/Muni/Twp:BELLMAWR BORO City/Muni/Twp: BELLMAWR BORO								
7	1.08Mi.	**32 GWINUP RD** **BLAIRSTOWN, NJ 07825-9604**	05/07/2025	$500,000	$243	2050	//	1985	43,560 SF	
		APN: 04 01513-0000-00011 Document #: 2025-620785 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 1513 Abbreviated Description: Lot:11 Block:1513 City/Muni/Twp:BLAIRSTOWN TWP City/Muni/Twp: BLAIRSTOWN TWP								
8	.48Mi.	**19 JACKSONBURG RD** **BLAIRSTOWN, NJ 07825-9660**	05/02/2025	$340,000	$189	1792	//	1880	20,909 SF	
		APN: 04 01001-0000-00007 Document #: 2025-620532 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 1001 Abbreviated Description: Lot:7 Block:1001 City/Muni/Twp:ELK TWP City/Muni/Twp: ELK TWP								
9	1.17Mi.	**35 GWINUP RD** **BLAIRSTOWN, NJ 07825-9611**	04/23/2025	$200,000	$166	1204	//	1969	39,204 SF	
		APN: 04 01502-0000-00002- 04 Document #: 2025-620199 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2.04 Block: 1502 Abbreviated Description: Lot:2.04 Block:1502 City/Muni/Twp:BOUND BROOK BORO City/Muni/Twp: BOUND BROOK BORO								

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.

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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.	**13 COBBLEWOOD RD**	**10/14/2011**	$236,900	$236,900	1,777		1977	1 SF	
.03Mi.	**11 COBBLEWOOD RD**	**09/15/2023**	$336,100	$336,100	2,272		1985	1 SF	
.04Mi.	**15 COBBLEWOOD RD**	**04/22/2014**	$337,700	$337,700	2,866		1984	3 SF	
.07Mi.	**9 COBBLEWOOD RD**	**01/08/2024**	$333,500	$333,500	2,423		1975	5 SF	
.07Mi.	**17 COBBLEWOOD RD**		$282,100	$282,100	2,212		1982	3 SF	
.09Mi.	**7 COBBLEWOOD RD**	**12/03/2013**	$231,100	$231,100	1,581		1978	1 SF	
.09Mi.	**8 COBBLEWOOD RD**	**08/28/2024**	$319,200	$319,200	3,244		1940	1 SF	
.09Mi.	**10 COBBLEWOOD RD**	**03/17/2000**	$242,100	$242,100	1,940		1937	2 SF	
.1Mi.	**4 COBBLEWOOD RD**	**03/30/1999**	$290,700	$290,700	1,728		1960	2 SF	
.12Mi.	**12 COBBLEWOOD RD**		$308,600	$308,600	2,188		1990	3 SF	
.13Mi.	**3 COBBLEWOOD RD**	**08/10/2020**	$331,600	$331,600	3,115		1948	1 SF	
.15Mi.	**14 COBBLEWOOD RD**	**09/07/2007**	$235,100	$235,100	1,546		1935	4 SF	
.15Mi.	**18 COBBLEWOOD RD**	**03/01/2004**	$344,500	$344,500	2,596		1994	1 SF	
.17Mi.	**1 COBBLEWOOD RD**	**08/03/2011**	$305,400	$305,400	3,133		1937	2 SF	
.18Mi.	**27 COBBLEWOOD RD**	**10/07/2023**	$295,400	$295,400	2,267		1979	1 SF	
.19Mi.	**20 COBBLEWOOD RD**	**11/18/2025**	$239,700	$239,700	1,730		1939	1 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	84%

Demographics & Income

Median Age:	46.5 years old	Households:	3,364
Median Household Income:	$118,948	Households w/Family:	74%
Household Income Per Capita:	$50,682	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	25%

School District

School District Zone:	North Warren Regional School District	Students:	596
Number of Schools:	1	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.39Mi.	**North Warren Regional High School** Number of Students: 582 Student-Teacher Ratio: 11.11 Advanced Placement: Yes	C	Public	7 - 12
0.39Mi.	**North Warren Regional High School** Number of Students: 582 Student-Teacher Ratio: 11.11 Advanced Placement: Yes	C	Public	7 - 12
1.87Mi.	**Blairstown Elementary School** Number of Students: 418 Student-Teacher Ratio: 9.59	C-	Public	PK - 6
1.87Mi.	**Blairstown Elementary School** Number of Students: 418 Student-Teacher Ratio: 9.59	C-	Public	PK - 6

Flood Report

The Subject Property of **13 COBBLEWOOD RD, BLAIRSTOWN, NJ 07825-9644** 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	14%	SIGNIFICANTLY LOWER
BURGLARY	72%	NOTABLY LOWER
MOTOR VEHICLE THEFT	14%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	121%	HIGHER
AGGRAVATED ASSAULT	80%	LOWER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	64%	NOTABLY LOWER
OVERALL	69%	NOTABLY LOWER

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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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