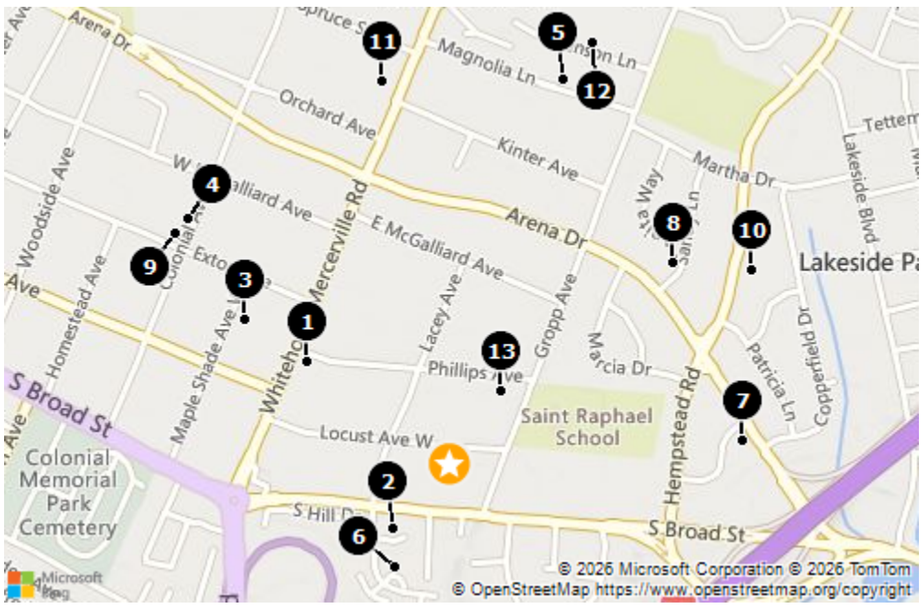
ICE SiteX Report

OrderID: 98145432

SiteX Property Information Report



Subject Property Location

149 LOCUST AVE W, HAMILTON, NJ 08610-2615

County:	**MERCER NJ**	Census Tract:	340210030.043021
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	03 02527-0000-00009	Thomas Bros Pg-Grid:	

Valuation

Value:	**$463,000**	FSD:	17	Common Confidence Score:	37
Value Range:	$384,290 - $541,710	ICE Confidence Score:	83		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$61,000	Market Land Value:	$61,000	Tax Year:	2024
Assd Improvement:	$152,200	Market Improvment Value:	$152,200	Total Taxable Value:	$7,513
Total Assessed Value:	$213,200	Total Assessor Market Value:	$213,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 Block: 2527 District: 03 Map Ref: TAX MAP 283
Abbreviated Description: FACILITY NAME: DEED# 163020
City/Muni/Twp: HAMILTON TWP

Property Characteristics

Lot Size:	10,400 SF	Bedrooms:		Pool:	
Building Area:	1582 SF	Baths:		Fireplace:	
Year Built:	1956	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
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

Prior Transfer

Recording Date:	12/23/2025	Sales Price:	$245,150
Document #:	2025046492 BK-PG 10518-734	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/21/2010	Sales Price:	$240,000
Document #:	201006210473 BK-PG 6058-738	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/11/2010		
Document Type:			
Legal Description:			

Lot: 9 Block: 2527 District: 03
City/Muni/Twp: HAMILTON TWP

Prior Transfer

Recording Date:	06/11/2010	Sales Price:	$240,000
Document #:	BK-PG 6058 -738	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 9 Block: 2527 District: 03 Map Ref: TAX MAP 283
Abbreviated Description: FACILITY NAME: DEED# 163020
City/Muni/Twp: HAMILTON TWP

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Area Sales Analysis

Total Area Sales	$5,163,141	Median # of Bedrooms	
Median Lot Size	8,450 SF	Median # of Baths	
Median Living Area	1,326 SF	Median Year Built	1955
Price Range - 2 Yrs	$102,340 to $613,000	Age Range	41 years to 126 years
Median Value	$450,000	Median Age	71 years

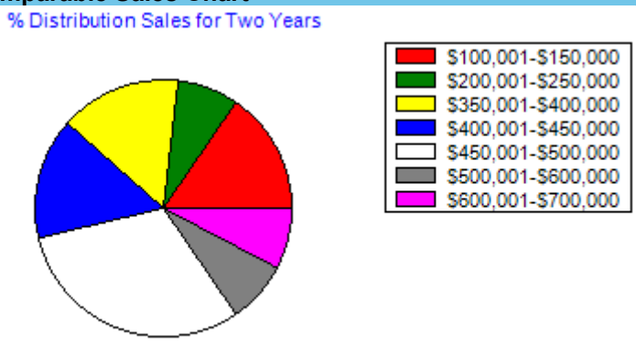
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.21Mi.	**125 WHITE HORSE AVE** **HAMILTON, NJ 08610-2601**	08/03/2026	$475,000	$269	1764	//	1930	8,450 SF	
		APN: 03 02525-0000-00010 Document #: 2026031049 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 2525 Abbreviated Description: Lot:10 Block:2525 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
2	.11Mi.	**17 ABBOTT FARM CT** **HAMILTON, NJ 08610-2701**	08/03/2026	$389,000	$345	1126	//	1985	1,300 SF	
		APN: 03 02523-0000-00089 Document #: 2026030974 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 89 Block: 2523 Abbreviated Description: Lot:89 Block:2523 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
3	.3Mi.	**144 MAPLE SHADE AVE W** **HAMILTON, NJ 08610-3325**	07/22/2026	$460,000	$266	1724	//	1950	10,000 SF	
		APN: 03 02489-0000-00007 Document #: 2026029488 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 2489 Abbreviated Description: Lot:7 Block:2489 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
4	.45Mi.	**223 COLONIAL AVE** **HAMILTON, NJ 08610-3310**	07/21/2026	$410,000	$309	1326	//	1952	10,000 SF	
		APN: 03 02471-0000-00019 Document #: 2026029334 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 2471 Abbreviated Description: Lot:19 Block:2471 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
5	.5Mi.	**32 MAGNOLIA LN** **HAMILTON, NJ 08610-2315**	07/01/2026	$144,301	$97	1484	//	1955	6,300 SF	
		APN: 03 02533-0000-00078 Document #: 2026026693 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 78 Block: 2533 Abbreviated Description: Lot:78 Block:2533 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
6	.15Mi.	**3 WOODLAND CT** **HAMILTON, NJ 08610-2724**	07/01/2026	$235,000	$208	1126	//	1985	1,300 SF	
		APN: 03 02523-0000-00071 Document #: 2026026530 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 71 Block: 2523 Abbreviated Description: Lot:71 Block:2523 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
7	.36Mi.	**1981 ARENA DR** **HAMILTON, NJ 08610-2428**	06/08/2026	$499,500	$294	1694	//	1957	8,036 SF	
		APN: 03 02552-0000-00001 Document #: 2026023093 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 2552 Abbreviated Description: Lot:1 Block:2552 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
8	.37Mi.	**5 SANDY LN** **HAMILTON, NJ 08610-2013**	05/14/2026	$470,000	$451	1040	//	1965	11,211 SF	
		APN: 03 02545-0000-00013 Document #: 2026019818 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 2545 Abbreviated Description: Lot:13 Block:2545 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
9	.45Mi.	**1782 EXTON AVE** **HAMILTON, NJ 08610-3321**	04/21/2026	$450,000	$291	1543	//	1928	7,250 SF	
		APN: 03 02471-0000-00021 Document #: 2026016778 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 2471 Abbreviated Description: Lot:21 Block:2471 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
10	.45Mi.	**44 HEMPSTEAD RD** **HAMILTON, NJ 08610-2037**	04/14/2026	$613,000	$589	1040	//	1960	12,376 SF	
		APN: 03 02557-0000-00019 Document #: 2026015765 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 2557 Abbreviated Description: Lot:19 Block:2557 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
11	.48Mi.	**376 WHITE HORSE AVE** **HAMILTON, NJ 08610-1419**	02/20/2026	$525,000	$268	1952	//	1900	13,825 SF	
		APN: 03 02493-0000-00004 Document #: 2026007342 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 2493 Abbreviated Description: Lot:4 Block:2493 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
12	.56Mi.	**18 BENSON LN** **HAMILTON, NJ 08610-2309**	12/24/2025	$102,340	$98	1039	//	1955	6,650 SF	
		APN: 03 02533-0000-00041 Document #: 2025046899 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 41 Block: 2533 Abbreviated Description: Lot:41 Block:2533 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
13	.11Mi.	**169 PHILLIPS AVE** **HAMILTON, NJ 08610-2619**	11/25/2025	$390,000	$297	1309	//	1951	10,400 SF	
		APN: 03 02528-0000-00012 Document #: 2025042668 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 2528 Abbreviated Description: Lot:12 Block:2528 City/Muni/Twp:ALLENTOWN BORO City/Muni/Twp: ALLENTOWN BORO								

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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.

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.	**149 LOCUST AVE W**	**06/11/2010**	$213,200	$213,200	1,582		1956	10,400 SF	
.01Mi.	**155 LOCUST AVE W**	**02/15/2005**	$203,700	$203,700	1,582		1956	10,400 SF	
.01Mi.	**143 LOCUST AVE W**	**03/24/2000**	$184,500	$184,500	1,272		1956	10,400 SF	
.02Mi.	**135 LOCUST AVE W**		$179,300	$179,300	1,300		1938	10,400 SF	
.02Mi.	**163 LOCUST AVE W**	**05/30/2024**	$238,100	$238,100	1,512		1956	15,600 SF	
.03Mi.	**129 LOCUST AVE W**	**05/08/1998**	$174,500	$174,500	1,354		1938	10,400 SF	
.04Mi.	**173 LOCUST AVE W**	**02/12/2024**	$288,100	$288,100	1,956		1956	19,725 SF	
.04Mi.	**123 LOCUST AVE W**	**10/29/2021**	$177,400	$177,400	1,300		1926	10,400 SF	
.05Mi.	**115 LOCUST AVE W**	**11/09/1995**	$262,900	$262,900	2,088		1995	10,400 SF	
.05Mi.	**150 LOCUST AVE W**	**12/16/1988**	$171,200	$171,200	1,104		1955	10,400 SF	
.05Mi.	**142 LOCUST AVE W**	**05/01/2024**	$209,600	$209,600	1,318		1956	9,776 SF	
.05Mi.	**156 LOCUST AVE W**	**10/30/2015**	$185,400	$185,400	1,254		1956	10,400 SF	
.05Mi.	**40 GROPP AVE**	**07/11/2024**	$241,300	$241,300	1,320		1952	25,389 SF	
.05Mi.	**134 LOCUST AVE W**	**09/09/2008**	$195,300	$195,300	1,276		1989	10,816 SF	
.05Mi.	**162 LOCUST AVE W**	**11/09/2021**	$207,600	$207,600	1,307		1956	10,400 SF	
.06Mi.	**128 LOCUST AVE W**	**05/25/2001**	$190,000	$190,000	1,512		1956	10,400 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	39.1 years old	Households:	12,715
Median Household Income:	$80,623	Households w/Family:	65%
Household Income Per Capita:	$38,235	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Hamilton Township School District	Students:	12,476
Number of Schools:	23	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.00Mi.	**Grice Middle School** Number of Students: 991 Student-Teacher Ratio: 12.74	C-	Public	6 - 8
0.52Mi.	**Robinson Elementary School** Number of Students: 387 Student-Teacher Ratio: 11.91	C+	Public	KG - 5
1.43Mi.	**Hamilton High School West** Number of Students: 1,408 Student-Teacher Ratio: 13.95	D-	Public	9 - 12

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Flood Report

The Subject Property of **149 LOCUST AVE W, HAMILTON, NJ 08610-2615** 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	102%	SIMILAR
BURGLARY	111%	HIGHER
MOTOR VEHICLE THEFT	86%	LOWER
FORCIBLE ROBBERY	94%	SIMILAR
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	69%	NOTABLY LOWER
MURDER	93%	SIMILAR
OVERALL	84%	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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