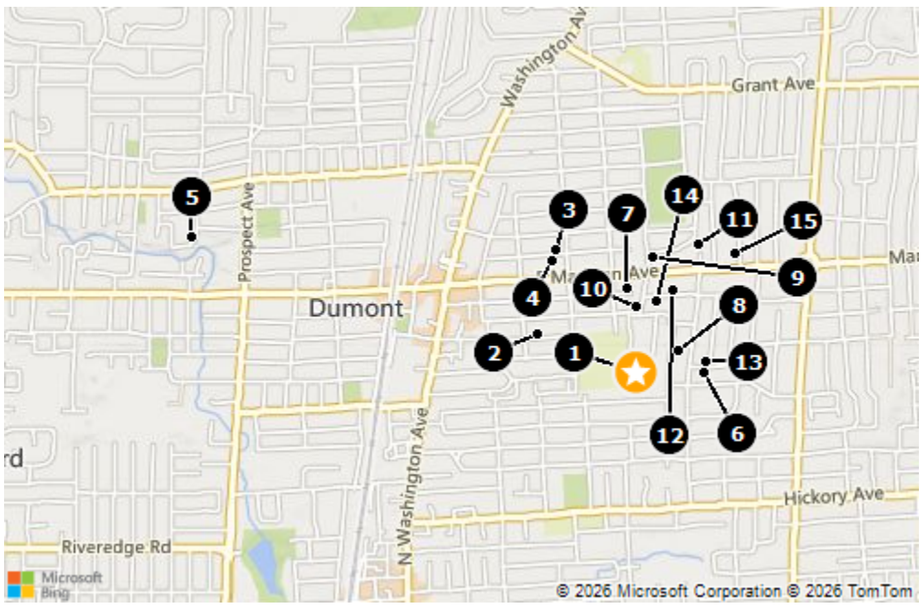
ICE SiteX Report

OrderID: 98366491

SiteX Property Information Report



Subject Property Location

17 GARDEN ST, DUMONT, NJ 07628-3105

County:	**BERGEN NJ**	Census Tract:	340030101.007013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	10 01313-0000-00023	Thomas Bros Pg-Grid:	

Valuation

Value:	**$726,000**	FSD:	20	Common Confidence Score:	34
Value Range:	$580,800 - $871,200	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$340,400	Market Land Value:	$340,400	Tax Year:	2025
Assd Improvement:	$324,600	Market Improvment Value:	$324,600	Total Taxable Value:	$14,531
Total Assessed Value:	$665,000	Total Assessor Market Value:	$665,000	Delinquent Year:	
				Tax Account ID:	183200
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 23 Block: 1313 District: 10
City/Muni/Twp: DUMONT BORO

Property Characteristics

Lot Size:	8,398 SF	Bedrooms:		Pool:	
Building Area:	1510 SF	Baths:		Fireplace:	
Year Built:	1950	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/29/2025	Loan Amount:	N/A
Document #:	2025037660 BK-PG 5515-969	Loan Type:	FHA
TD Due Date:	05/01/2065	Type Finance:	

Legal Description:
Lot: 23 Block: 1313
City/Muni/Twp: DUMONT BORO

Mortgage Record

Recording Date:	10/06/2023	Loan Amount:	N/A
Document #:	2023065993 BK-PG 5099-1680	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 23 Block: 1313
City/Muni/Twp: DUMONT BORO

Prior Transfer

Recording Date:	12/12/2017	Sales Price:	$378,026
Document #:	00017-094106 BK-PG 2364-1047	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/07/2016	Loan Amount:	N/A

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Document #:	16-066676.01 BK-PG 02364-1047	Loan Type:	FHA
TD Due Date:	09/01/2046	Type Finance:	ADJ

Legal Description:
Lot: 23 Block: 1313 Subdivision: SHERER HOMES INC BOROUGH OF DUMONT BERGEN COUNTY N
Abbreviated Description: SHERER HOMES INC BOROUGH OF DUMONT BERGEN COUNTY NJ
City/Muni/Twp: DUMONT

Prior Transfer

Recording Date:	09/07/2016	Sales Price:	$385,000
Document #:	16-066676 BK-PG 02364-1041	Type of Sale:	Full Amount on Deed
Contract Date:	08/30/2016		
Document Type:			

Legal Description:
Lot: 23 Block: 1313
City/Muni/Twp: DUMONT

Prior Transfer

Recording Date:	08/30/2016	Sales Price:	$385,000
Document #:	BK-PG 2364 -1041	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 23 Block: 1313 District: 10
City/Muni/Twp: DUMONT BORO

Prior Transfer

Recording Date:	10/29/1997	Sales Price:	$150,000
Document #:	133384 BK-PG 8016-0736	Type of Sale:	Full Amount on Deed
Contract Date:	10/17/1997		
Document Type:			

Legal Description:
Lot: 97 Block: 91-D District: 10
Abbreviated Description: ALSO: LOT97 BLK D-97 SHERER HOMES INC MAP4433
City/Muni/Twp: DUMONT BOROUGH

Area Sales Analysis

Total Area Sales	$9,871,500	Median # of Bedrooms	
Median Lot Size	6,499 SF	Median # of Baths	
Median Living Area	1,597 SF	Median Year Built	1948
Price Range - 2 Yrs	$263,500 to $999,000	Age Range	68 years to 101 years
Median Value	$635,000	Median Age	78 years

Comparable Sales Data

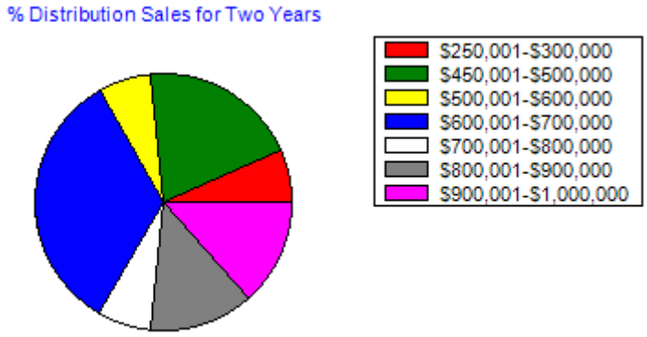
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**20 WILCOX ST** **DUMONT, NJ 07628-3114**	07/13/2026	$910,000	$483	1883	//	1949	6,482 SF	
		APN: 10 01313-0000-00018 Document #: 2026047466 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 1313 Abbreviated Description: Lot:18 Block:1313 City/Muni/Twp:DUMONT BORO City/Muni/Twp: DUMONT BORO								
2	.26Mi.	**116 E QUACKENBUSH AVE** **DUMONT, NJ 07628-3039**	07/13/2026	$595,000	$394	1508	//	1925	5,001 SF	
		APN: 10 01303-0000-00019 Document #: 2026047422 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 1303 Abbreviated Description: Lot:19 Block:1303 City/Muni/Twp:DUMONT BORO City/Muni/Twp: DUMONT BORO								
3	.36Mi.	**82 BLAUVELT AVE** **DUMONT, NJ 07628-2402**	06/23/2026	$635,000	$440	1440	//	1925	5,401 SF	
		APN: 10 00916-0000-00012 Document #: 2026042015 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 916 Abbreviated Description: Lot:12 Block:916 City/Muni/Twp:DUMONT BORO City/Muni/Twp: DUMONT BORO								
4	.34Mi.	**79 BLAUVELT AVE** **DUMONT, NJ 07628-2401**	05/29/2026	$490,000	$223	2195	//	1957	5,602 SF	
		APN: 10 00917-0000-00006 Document #: 2026035534 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 917 Abbreviated Description: Lot:6 Block:917 City/Muni/Twp:DUMONT BORO City/Muni/Twp: DUMONT BORO								
5	.17Mi.	**40 DEPEW ST** **DUMONT, NJ 07628-3618**	05/18/2026	$625,000	$421	1482	//	1955	10,001 SF	
		APN: 10 01304-0000-00012 Document #: 2026033130 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 1304 Abbreviated Description: Lot:12 Block:1304 City/Muni/Twp:DUMONT BORO City/Muni/Twp: DUMONT BORO								
6	.17Mi.	**15 DUNN PL** **DUMONT, NJ 07628-3208**	05/15/2026	$742,000	$464	1597	//	1942	5,001 SF	
		APN: 10 01320-0000-00003 Document #: 2026032929 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 1320 Abbreviated Description: Lot:3 Block:1320 City/Muni/Twp:DUMONT BORO City/Muni/Twp: DUMONT BORO								
7	.2Mi.	**214 DUMONT AVE** **DUMONT, NJ 07628-3132**	05/15/2026	$810,000	$312	2588	//	1957	10,001 SF	
		APN: 10 01308-0000-00008 Document #: 2026032683 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 1308 Abbreviated Description: Lot:8 Block:1308 City/Muni/Twp:DUMONT BORO City/Muni/Twp: DUMONT BORO								
8	.12Mi.	**45 SHELBY ST** **DUMONT, NJ 07628-3111**	11/05/2025	$500,000	$270	1846	//	1927	3,999 SF	
		APN: 10 01315-0000-00023 Document #: 2025074926 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Block: 1315 Abbreviated Description: Lot:23 Block:1315 City/Muni/Twp:FOLSOM BORO City/Muni/Twp: FOLSOM BORO								

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9	.28Mi.	**15 PERSHING ST** **DUMONT, NJ 07628-2618**	10/29/2025	$649,000	$466	1392	//	1947	6,499 SF
		APN: 10 01008-0000-00001 Document #: 2025073567 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 1008 Abbreviated Description: Lot:1 Block:1008 City/Muni/Twp:NORTH ARLINGTON City/Muni/Twp: NORTH ARLINGTON							
10	.16Mi.	**84 GARDEN ST** **DUMONT, NJ 07628-3121**	10/28/2025	$263,500	$178	1478	//	1950	11,800 SF
		APN: 10 01309-0000-00005 Document #: 2025073476 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 1309 Abbreviated Description: Lot:5 Block:1309 City/Muni/Twp:DUMONT BORO City/Muni/Twp: DUMONT BORO							
11	.35Mi.	**57 WALSH DR** **DUMONT, NJ 07628-2620**	10/23/2025	$650,000	$550	1180	//	1948	10,049 SF
		APN: 10 01008-0000-00011 Document #: 2025072209 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 1008 Abbreviated Description: Lot:11 Block:1008 City/Muni/Twp:HARMONY TWP City/Muni/Twp: HARMONY TWP							
12	.22Mi.	**34 BLISH PL** **DUMONT, NJ 07628-3104**	08/20/2025	$888,000	$411	2160	//	1956	9,601 SF
		APN: 10 01311-0000-00014 Document #: 2025056979 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 1311 Abbreviated Description: Lot:14 Block:1311 City/Muni/Twp:DUMONT City/Muni/Twp: DUMONT							
13	.17Mi.	**14 DUNN PL** **DUMONT, NJ 07628-3209**	08/20/2025	$615,000	$294	2089	//	1947	6,199 SF
		APN: 10 01317-0000-00015 Document #: 2025057012 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 15 Block: 1317 Abbreviated Description: Lot:15 Block:1317 City/Muni/Twp:DUMONT City/Muni/Twp: DUMONT							
14	.18Mi.	**15 BLISH PL** **DUMONT, NJ 07628-3103**	08/14/2025	$999,000	$464	2149	//	1958	8,002 SF
		APN: 10 01312-0000-00002 Document #: 2025055564 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 1312 Abbreviated Description: Lot:2 Block:1312 City/Muni/Twp:DUMONT City/Muni/Twp: DUMONT							
15	.37Mi.	**16 MERRITT AVE** **DUMONT, NJ 07628-2617**	08/14/2025	$500,000	$358	1396	//	1939	6,499 SF
		APN: 10 01009-0000-00021 Document #: 2025055614 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 1009 Abbreviated Description: Lot:21 Block:1009 City/Muni/Twp:DUMONT City/Muni/Twp: DUMONT							

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.

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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.	**17 GARDEN ST**	**08/30/2016**	$665,000	$665,000	1,510		1950	8,398 SF	
.01Mi.	**9 GARDEN ST**	**08/30/2017**	$652,500	$652,500	1,698		1954	8,398 SF	
.01Mi.	**25 GARDEN ST**	**12/18/2024**	$766,600	$766,600	2,055		1954	8,398 SF	
.02Mi.	**20 WILCOX ST**	**05/13/2022**	$659,000	$659,000	1,883		1949	6,482 SF	
.02Mi.	**26 WILCOX ST**	**05/18/2004**	$637,200	$637,200	1,884		1950	6,482 SF	
.02Mi.	**14 WILCOX ST**		$543,100	$543,100	1,320		1950	6,360 SF	
.03Mi.	**30 WILCOX ST**		$675,100	$675,100	1,850		1950	6,482 SF	
.03Mi.	**41 GARDEN ST**	**05/02/2016**	$598,700	$598,700	1,229		1954	8,398 SF	
.03Mi.	**1 GARDEN ST**	**07/15/2021**	$641,100	$641,100	1,525		1954	8,786 SF	
.03Mi.	**6 WILCOX ST**	**02/13/2024**	$661,300	$661,300	1,802		1957	12,602 SF	
.04Mi.	**36 WILCOX ST**	**05/16/2019**	$635,700	$635,700	1,716		1950	6,482 SF	
.04Mi.	**40 WILCOX ST**		$504,200	$504,200	1,320		1950	6,482 SF	
.04Mi.	**33 GARDEN ST**	**12/30/2024**	$633,900	$633,900	1,307		1954	8,481 SF	
.05Mi.	**17 WILCOX ST**		$487,700	$487,700	1,320		1949	5,401 SF	
.05Mi.	**19 WILCOX ST**		$504,600	$504,600	1,320		1949	5,401 SF	
.05Mi.	**46 WILCOX ST**	**07/28/2017**	$689,700	$689,700	1,716		1949	6,482 SF	

Rent vs. Own

Households Occupied by Renters:	25%	Households Occupied by Owners:	73%

Demographics & Income

Median Age:	43.0 years old	Households:	6,736
Median Household Income:	$110,958	Households w/Family:	75%
Household Income Per Capita:	$52,803	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	31%

School District

School District Zone:	Dumont Borough School District	Students:	2,562
Number of Schools:	5	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.11Mi.	**Honiss Elementary\Middle School** Number of Students: 624 Student-Teacher Ratio: 12.19	B+	Public	KG - 8
0.80Mi.	**Dumont High School** Number of Students: 704 Student-Teacher Ratio: 10.81 Advanced Placement: Yes	B+	Public	9 - 12

Flood Report

The Subject Property of **17 GARDEN ST, DUMONT, NJ 07628-3105** 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	58%	NOTABLY LOWER
BURGLARY	45%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	62%	NOTABLY LOWER
FORCIBLE ROBBERY	68%	NOTABLY LOWER
AGGRAVATED ASSAULT	76%	NOTABLY LOWER
FORCIBLE RAPE	134%	NOTABLY HIGHER
MURDER	58%	NOTABLY LOWER
OVERALL	64%	NOTABLY 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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ICE SiteX Report

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