ICE SiteX Report

OrderID: 98671793

SiteX Property Information Report



Subject Property Location

2028 HORACE J BRYANT JR DR, ATLANTIC CITY, NJ 08401-1844

County:	**ATLANTIC NJ**	Census Tract:	340010012.002036
Property Use:	Single Family Residential	Zoning:	R-1
Parcel Number:	02 00667-0000-00010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$308,000**	FSD:	13	Common Confidence Score:	54
Value Range:	$267,960 - $348,040	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$43,000	Market Land Value:	$43,000	Tax Year:	2025
Assd Improvement:	$123,200	Market Improvment Value:	$123,200	Total Taxable Value:	$5,618
Total Assessed Value:	$166,200	Total Assessor Market Value:	$166,200	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Block: 667 District: 02 Map Ref: TAX MAP 105
City/Muni/Twp: ATLANTIC CITY

Property Characteristics

Lot Size:	7,510 SF	Bedrooms:		Pool:	
Building Area:	1032 SF	Baths:		Fireplace:	
Year Built:	1965	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:	01/27/2026	Sales Price:	$230,000
Document #:	2026002989 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/22/2025	Loan Amount:	N/A
Document #:	2025014236 BK-PG -	Loan Type:	Unknown
TD Due Date:		Type Finance:	

Legal Description:
Lot: 10 Block: 667
City/Muni/Twp: ATLANTIC CITY

Prior Transfer

Recording Date:	04/22/2025	Sales Price:	$275,000
Document #:	2025014234 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	02/13/2025		
Document Type:			

Legal Description:
Lot: 10 Block: 667
City/Muni/Twp: ATLANTIC CITY

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Prior Transfer

Recording Date:	04/03/2025	Sales Price:	$147,770
Document #:	2025012119 BK-PG 15524-1	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/13/2025	Sales Price:	$275,000
Document #:	BK-PG 15731 -14234	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Block: 667 District: 02 Map Ref: TAX MAP 105
City/Muni/Twp: ATLANTIC CITY

Prior Transfer

Recording Date:	04/16/2024	Sales Price:	$147,770
Document #:	2024016777 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/13/2023	Sales Price:	$115,000
Document #:	2023052181 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/09/2023		
Document Type:			

Legal Description:
Lot: 10 Block: 667
City/Muni/Twp: ATLANTIC CITY

Prior Transfer

Recording Date:	11/08/2023	Sales Price:	$115,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/16/2022	Sales Price:	N/A
Document #:	2022067524 BK-PG -	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/26/2022		
Document Type:			

Legal Description:
Lot: 10 Block: 667
City/Muni/Twp: ATLANTIC CITY

Prior Transfer

Recording Date:	09/07/2006	Sales Price:	$210,000
Document #:	2006089268 BK-PG 12425-9268	Type of Sale:	Full Amount on Deed
Contract Date:	08/24/2006		
Document Type:			

Legal Description:
Lot: 10 Block: 667 District: 2
City/Muni/Twp: ATLANTIC CITY

Area Sales Analysis

Total Area Sales	$3,455,300	Median # of Bedrooms	
Median Lot Size	4,463 SF	Median # of Baths	
Median Living Area	1,485 SF	Median Year Built	1928
Price Range - 2 Yrs	$212,500 to $500,000	Age Range	15 years to 126 years
Median Value	$272,500	Median Age	98 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**1325 N OHIO AVE** **ATLANTIC CITY, NJ 08401-1827**	08/17/2026	$359,900	$202	1780	//	1960	SF	
		APN: 02 00673-0000-00010 Document #: 2026035829 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 673 Abbreviated Description: Lot:10 Block:673 City/Muni/Twp:ATLANTIC CITY City/Muni/Twp: ATLANTIC CITY								
2	.13Mi.	**1263 N OHIO AVE** **ATLANTIC CITY, NJ 08401-1825**	08/06/2026	$215,000	$179	1200	//	1900	1,577 SF	
		APN: 02 00664-0000-00001 Document #: 2026033928 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 664 Abbreviated Description: Lot:1 Block:664 City/Muni/Twp:ATLANTIC CITY City/Muni/Twp: ATLANTIC CITY								
3	.1Mi.	**2101 E RIVERSIDE DR** **ATLANTIC CITY, NJ 08401-1647**	07/23/2026	$225,000	$145	1546	//	1900	5,249 SF	
		APN: 02 00689-0000-00013 Document #: 2026031776 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 689 Abbreviated Description: Lot:13 Block:689 City/Muni/Twp:ATLANTIC CITY City/Muni/Twp: ATLANTIC CITY								
4	.1Mi.	**1401 N ARKANSAS AVE** **ATLANTIC CITY, NJ 08401-1633**	07/08/2026	$275,000	$139	1974	//	2006	3,001 SF	
		APN: 02 00688-0000-00013 Document #: 2026029393 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 688 Abbreviated Description: Lot:13 Block:688 City/Muni/Twp:ATLANTIC CITY City/Muni/Twp: ATLANTIC CITY								
5	.05Mi.	**1226 MONROE AVE** **ATLANTIC CITY, NJ 08401-1822**	06/02/2026	$306,000	$226	1352	//	1956	4,426 SF	

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APN: 02 00666-0000-00006 Document #: 2026024210
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 666 Abbreviated Description: Lot:6 Block:666 City/Muni/Twp:ATLANTIC CITY City/Muni/Twp: ATLANTIC CITY

6	.17Mi.	**1412 MADISON AVE** **ATLANTIC CITY, NJ 08401-1717**	05/19/2026	$270,000	$191	1408	//	1900	4,500 SF

APN: 02 00684-0000-00010 Document #: 2026022025
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 10 Block: 684 Abbreviated Description: Lot:10 Block:684 City/Muni/Twp:ATLANTIC CITY City/Muni/Twp: ATLANTIC CITY

7	.01Mi.	**2018 HORACE J BRYANT JR DR** **ATLANTIC CITY, NJ 08401-1844**	05/19/2026	$297,000	$287	1032	//	1900	SF

APN: 02 00667-0000-00011 Document #: 2026021936
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 667 Abbreviated Description: Lot:11 Block:667 City/Muni/Twp:ATLANTIC CITY City/Muni/Twp: ATLANTIC CITY

8	.18Mi.	**1428 N MICHIGAN AVE** **ATLANTIC CITY, NJ 08401-1721**	03/25/2026	$335,000	$166	2006	//	2011	5,249 SF

APN: 02 00685-0000-00001- 02 Document #: 2026012451
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 1.02 Block: 685 Abbreviated Description: Lot:1.02 Block:685 City/Muni/Twp:ATLANTIC CITY City/Muni/Twp: ATLANTIC CITY

9	.12Mi.	**1920 E RIVERSIDE DR** **ATLANTIC CITY, NJ 08401-1739**	03/18/2026	$500,000	$255	1960	//	1996	6,804 SF

APN: 02 00670-0000-00008 Document #: 2026010939
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 670 Abbreviated Description: Lot:8 Block:670 City/Muni/Twp:ATLANTIC CITY City/Muni/Twp: ATLANTIC CITY

10	.11Mi.	**1121 N MICHIGAN AVE** **ATLANTIC CITY, NJ 08401-1815**	01/20/2026	$230,000	$161	1423	//	1959	4,574 SF

APN: 02 00651-0000-00013 Document #: 2026002202
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: 651 Abbreviated Description: Lot:13 Block:651 City/Muni/Twp:ATLANTIC CITY City/Muni/Twp: ATLANTIC CITY

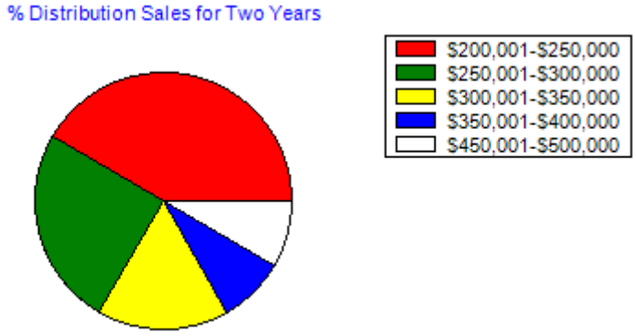
11	.11Mi.	**1117 EMERSON PL** **ATLANTIC CITY, NJ 08401-1807**	12/08/2025	$212,500	$203	1044	//	1900	5,937 SF

APN: 02 00650-0000-00013 Document #: 2025046344
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: 650 Abbreviated Description: Lot:13 Block:650 City/Muni/Twp:ATLANTIC CITY City/Muni/Twp: ATLANTIC CITY

12	.15Mi.	**1406 MADISON AVE** **ATLANTIC CITY, NJ 08401-1717**	11/06/2025	$229,900	$93	2462	//	1900	2,252 SF

APN: 02 00684-0000-00012 Document #: 2025040604
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 684 Abbreviated Description: Lot:12 Block:684 City/Muni/Twp:ATLANTIC CITY City/Muni/Twp: ATLANTIC CITY

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.	**2028 HORACE J BRYANT JR DR**	**02/13/2025**	$166,200	$166,200	1,032		1965	7,510 SF	
.01Mi.	**2018 HORACE J BRYANT JR DR**	**04/30/2026**	$89,000	$89,000	1,032		1900		
.01Mi.	**2036 HORACE J BRYANT JR DR**	**06/14/1994**	$79,100	$79,100	1,032		1900		
.02Mi.	**1226 N MICHIGAN AVE**	**12/01/1994**	$143,200	$143,200	1,609		1960	5,654 SF	
.02Mi.	**2009 ERIE AVE**		$88,900	$88,900	1,768		1965		
.02Mi.	**2017 ERIE AVE**		$88,500	$88,500	1,032		1955		
.03Mi.	**1238 N MICHIGAN AVE**	**02/24/2025**	$134,200	$134,200	1,300		1960		
.03Mi.	**1200 N MICHIGAN AVE**	**03/18/2018**	$163,400	$163,400	2,715		1965	7,501 SF	
.03Mi.	**2046 HORACE J BRYANT JR DR**	**10/26/2020**	$142,500	$142,500	1,604		1960		
.03Mi.	**2027 ERIE AVE**	**10/01/2021**	$85,500	$85,500	1,021		1900		
.04Mi.	**1223 N MICHIGAN AVE**	**02/22/2025**	$55,300	$55,300	933		1957	3,001 SF	
.04Mi.	**1229 N MICHIGAN AVE**	**03/04/2021**	$55,700	$55,700	939		1957	3,001 SF	
.04Mi.	**1213 N MICHIGAN AVE**	**09/26/2003**	$88,800	$88,800	1,808		1959	4,874 SF	
.04Mi.	**1233 N MICHIGAN AVE**		$55,700	$55,700	939		1957	3,001 SF	
.04Mi.	**1237 N MICHIGAN AVE**	**02/06/2019**	$76,800	$76,800	939		1957	3,001 SF	
.04Mi.	**2037 ERIE AVE**	**09/20/2017**	$81,500	$81,500	984		1961		

Rent vs. Own

Households Occupied by Renters:	53%	Households Occupied by Owners:	26%

Demographics & Income

Median Age:	41.3 years old	Households:	15,236
Median Household Income:	$38,144	Households w/Family:	54%
Household Income Per Capita:	$24,778	Households w/Family Married:	27%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Atlantic City School District	Students:	6,585
Number of Schools:	11	Rating:	F

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.75Mi.	**Atlantic City High School** Number of Students: 1,731 Student-Teacher Ratio: 11.56 Advanced Placement: Yes	D-	Public	9 - 12
0.54Mi.	**Dr. Martin Luther King Jr. School Complex** Number of Students: 544 Student-Teacher Ratio: 10.31	F	Public	PK - 8

Flood Report

The Subject Property of **2028 HORACE J BRYANT JR DR, ATLANTIC CITY, NJ 08401-1844** is in **Zone AE** and is considered to be IN of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING, FOR WHICH BFES HAVE BEEN DETER-MINED.
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	142%	NOTABLY HIGHER
BURGLARY	118%	HIGHER
MOTOR VEHICLE THEFT	153%	NOTABLY HIGHER
FORCIBLE ROBBERY	88%	LOWER
AGGRAVATED ASSAULT	132%	NOTABLY HIGHER
FORCIBLE RAPE	104%	SIMILAR
MURDER	142%	NOTABLY HIGHER
OVERALL	151%	NOTABLY HIGHER

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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