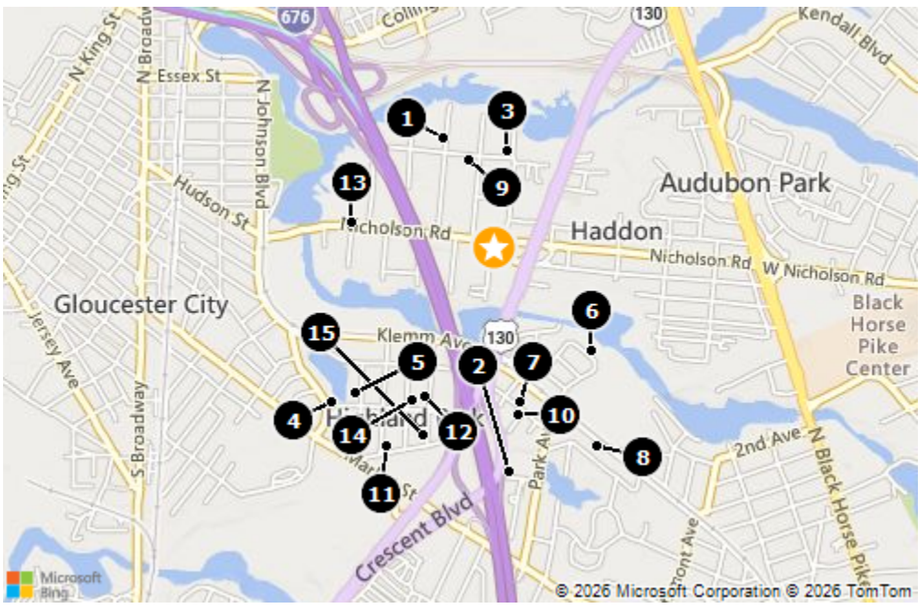
ICE SiteX Report

OrderID: 98729969

SiteX Property Information Report



Subject Property Location

2 CORNELL AVE, GLOUCESTER CITY, NJ 08030-1203

County:	**CAMDEN NJ**	Census Tract:	340076051.002004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14 00229-0000-00001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$296,000**	FSD:	29	Common Confidence Score:	23
Value Range:	$210,160 - $381,840	ICE Confidence Score:	71		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$28,700	Market Land Value:	$28,700	Tax Year:	2025
Assd Improvement:	$93,200	Market Improvment Value:	$93,200	Total Taxable Value:	$6,452
Total Assessed Value:	$121,900	Total Assessor Market Value:	$121,900	Delinquent Year:	
				Tax Account ID:	00359000
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1 Block: 229 District: 14 Map Ref: TAX MAP 48
City/Muni/Twp: GLOUCESTER CITY

Property Characteristics

Lot Size:	5,650 SF	Bedrooms:		Pool:	
Building Area:	1392 SF	Baths:		Fireplace:	
Year Built:	1972	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:	02/04/2025	Sales Price:	N/A
Document #:	2025006493 BK-PG 11879-182	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/20/2021	Sales Price:	$210,000
Document #:	2021094064 BK-PG 11879-175	Type of Sale:	Full Amount on Deed
Contract Date:	09/03/2021		
Document Type:			

Legal Description:
Lot: 1 Block: 229
City/Muni/Twp: GLOUCESTER CITY

Prior Transfer

Recording Date:	09/03/2021	Sales Price:	$210,000
Document #:	BK-PG 11879 -175	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: 229 District: 14 Map Ref: TAX MAP 48
City/Muni/Twp: GLOUCESTER CITY

ICE SiteX Report

OrderID: 98729969

Prior Transfer

Recording Date:	03/26/2018	Sales Price:	N/A
Document #:	2018021061 BK-PG 09305-0596	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/13/2010	Loan Amount:	N/A
Document #:	BK-PG 9305-0596	Loan Type:	Unknown
TD Due Date:	08/01/2025	Type Finance:	

Legal Description:
Lot: 1 Block: 229 District: 14
City/Muni/Twp: GLOUCESTER CITY

Prior Transfer

Recording Date:	11/12/1998	Sales Price:	$7,010,000
Document #:	BK-PG 4982- 355	Type of Sale:	Full Amount on Deed
Contract Date:	01/02/1989		
Document Type:			

Legal Description:
Lot: 1 Block: 229 District: 14
City/Muni/Twp: GLOUCESTER CITY

Prior Transfer

Recording Date:	03/13/1997	Sales Price:	$26,000
Document #:	BK-PG 4873- 440	Type of Sale:	Full Amount on Deed
Contract Date:	01/31/1997		
Document Type:			

Legal Description:
Lot: 1 Block: 229 District: 14
City/Muni/Twp: GLOUCESTER CITY

Area Sales Analysis

Total Area Sales	$4,615,675	Median # of Bedrooms	
Median Lot Size	6,251 SF	Median # of Baths	
Median Living Area	1,664 SF	Median Year Built	1945
Price Range - 2 Yrs	$140,000 to $550,000	Age Range	19 years to 101 years
Median Value	$315,000	Median Age	81 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.3Mi.	**112 OXFORD AVE** **GLOUCESTER CITY, NJ 08030-1238**	09/18/2026	$245,000	$302	810	//	1940	5,410 SF	
		APN: 14 00238-0000-00003- 01 Document #: 2026061206 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3.01 Block: 238 Abbreviated Description: Lot:3.01 Block:238 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY								
2	.55Mi.	**1407 BAETZEL AVE** **GLOUCESTER CITY, NJ 08030-1612**	08/25/2026	$260,000	$253	1026	//	1954	7,749 SF	
		APN: 14 00269- 01-00006 Document #: 2026055714 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 269.01 Abbreviated Description: Lot:6 Block:269.01 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY								
3	.26Mi.	**115 YALE AVE** **GLOUCESTER CITY, NJ 08030-1256**	08/21/2026	$300,000	$226	1325	//	1945	12,506 SF	
		APN: 14 00240-0000-00012 Document #: 2026054255 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 240 Abbreviated Description: Lot:12 Block:240 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY								
4	.55Mi.	**88 BAYNES AVE** **GLOUCESTER CITY, NJ 08030-1828**	07/21/2026	$290,000	$163	1778	//	1950	SF	
		APN: 14 00158- 01-00046 Document #: 2026045831 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Block: 158.01 Abbreviated Description: Lot:46 Block:158.01 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY								
5	.5Mi.	**231 GREENWOOD AVE** **GLOUCESTER CITY, NJ 08030-1602**	07/14/2026	$350,000	$269	1299	//	1925	6,251 SF	
		APN: 14 00245-0000-00009 Document #: 2026043997 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 245 Abbreviated Description: Lot:9 Block:245 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY								
6	.35Mi.	**35 SPRINGDALE DR** **GLOUCESTER CITY, NJ 08030-1679**	07/07/2026	$550,000	$260	2110	//	2007	5,101 SF	
		APN: 14 00256- 02-00018 Document #: 2026042066 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 256.02 Abbreviated Description: Lot:18 Block:256.02 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY								
7	.38Mi.	**909 HIGHLAND BLVD** **GLOUCESTER CITY, NJ 08030-1621**	06/22/2026	$315,000	$138	2282	//	1925	6,251 SF	
		APN: 14 00262-0000-00003 Document #: 2026039032 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 262 Abbreviated Description: Lot:3 Block:262 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY								
8	.56Mi.	**1112 STATION AVE** **GLOUCESTER CITY, NJ 08030-1367**	06/16/2026	$325,000	$195	1664	//	1997	5,950 SF	
		APN: 14 00265-0000-00022 Document #: 2026037978 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Block: 265 Abbreviated Description: Lot:22 Block:265 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY								
9	.23Mi.	**208 LEHIGH AVE** **GLOUCESTER CITY, NJ 08030-1215**	06/02/2026	$200,000	$154	1296	//	1950	4,055 SF	

ICE SiteX Report

OrderID: 98729969

APN: 14 00233-0000-00022 Document #: 2026033941
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 22 Block: 233 Abbreviated Description: Lot:22 Block:233 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY

10	.42Mi.	**918 HIGHLAND BLVD** **GLOUCESTER CITY, NJ 08030-1672**	04/22/2026	$331,275	$314	1054	//	1927	6,251 SF

APN: 14 00264- 01-00003 Document #: 2026025762
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 264.01 Abbreviated Description: Lot:3 Block:264.01 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY

11	.56Mi.	**334 ROSALIND AVE** **GLOUCESTER CITY, NJ 08030-1608**	04/21/2026	$349,900	$268	1304	//	1925	9,374 SF

APN: 14 00251-0000-00006 Document #: 2026025141
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 251 Abbreviated Description: Lot:6 Block:251 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY

12	.41Mi.	**219 ORLANDO AVE** **GLOUCESTER CITY, NJ 08030-1646**	02/03/2026	$294,500	$136	2156	//	1955	11,252 SF

APN: 14 00248-0000-00016 Document #: 2026007831
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 16 Block: 248 Abbreviated Description: Lot:16 Block:248 City/Muni/Twp:GLOUCESTER City/Muni/Twp: GLOUCESTER

13	.36Mi.	**517 NICHOLSON RD** **GLOUCESTER CITY, NJ 08030-1234**	12/23/2025	$140,000	$81	1728	//	1925	10,868 SF

APN: 14 00230-0000-00019 Document #: 2025079375
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 19 Block: 230 Abbreviated Description: Lot:19 Block:230 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY

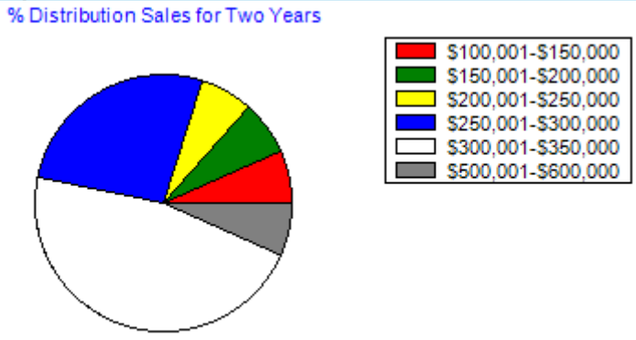
14	.43Mi.	**232 SYLVAN AVE** **GLOUCESTER CITY, NJ 08030-1656**	11/10/2025	$340,000	$191	1780	//	1925	9,374 SF

APN: 14 00248-0000-00011 Document #: 2025070224
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 11 Block: 248 Abbreviated Description: Lot:11 Block:248 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY

15	.5Mi.	**323 ORLANDO AVE** **GLOUCESTER CITY, NJ 08030-1648**	10/10/2025	$325,000	$192	1684	//	1945	6,251 SF

APN: 14 00252-0000-00006 Document #: 2025064347
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 252 Abbreviated Description: Lot:6 Block:252 City/Muni/Twp:FIELDSBORO BORO City/Muni/Twp: FIELDSBORO 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.

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.	**2 CORNELL AVE**	**09/03/2021**	$121,900	$121,900	1,392		1972	5,650 SF	
.01Mi.	**108 NICHOLSON RD**	**12/12/2008**	$147,300	$147,300	2,136		1925	6,155 SF	
.02Mi.	**8 CORNELL AVE**	**09/05/2017**	$120,000	$120,000	1,104		1972	4,940 SF	
.03Mi.	**12 CORNELL AVE**	**10/21/1988**	$138,300	$138,300	1,440		1972	4,940 SF	
.03Mi.	**101 NICHOLSON RD**	**12/04/2003**	$110,300	$110,300	1,830		1930	5,885 SF	
.04Mi.	**24 CORNELL AVE**	**08/12/2024**	$120,100	$120,100	1,390		1925		
.04Mi.	**128 NICHOLSON RD**	**08/30/2019**	$137,300	$137,300	2,556		1918	10,816 SF	
.04Mi.	**111 NICHOLSON RD**	**09/06/2002**	$183,300	$183,300	2,256		1992	10,868 SF	
.04Mi.	**115 NICHOLSON RD**	**07/11/2023**	$95,500	$95,500	846		1925	10,868 SF	
.04Mi.	**22 CORNELL AVE**	**01/11/2016**	$70,000	$70,000	2,066		1930		
.05Mi.	**123 NICHOLSON RD**	**08/26/1994**	$140,500	$140,500	1,980		1917	21,736 SF	
.05Mi.	**19 CORNELL AVE**	**07/08/2021**	$124,500	$124,500	1,228		1960	10,868 SF	
.05Mi.	**132 NICHOLSON RD**	**08/30/2019**	$141,600	$141,600	2,227		1918	10,868 SF	
.05Mi.	**1 PRINCETON AVE**	**04/22/1999**	$178,600	$178,600	1,920		1991	10,816 SF	
.05Mi.	**28 CORNELL AVE**	**05/06/2022**	$122,800	$122,800	1,382		1917	8,790 SF	
.05Mi.	**14 YALE AVE**	**11/05/2021**	$159,300	$159,300	2,347		1920	10,502 SF	

ICE SiteX Report

OrderID: 98729969

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	34.4 years old	Households:	4,926
Median Household Income:	$72,530	Households w/Family:	70%
Household Income Per Capita:	$30,617	Households w/Family Married:	42%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Gloucester City School District	Students:	2,423
Number of Schools:	3	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.75Mi.	**Gloucester City Junior/Senior High School** Number of Students: 739 Student-Teacher Ratio: 14.78 Advanced Placement: Yes	C-	Public	7 - 12
0.81Mi.	**Mary Ethel Costello School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	4 - 6
0.77Mi.	**Cold Springs School** Number of Students: 839 Student-Teacher Ratio: 11.26	D	Public	PK - 3

Flood Report

The Subject Property of **2 CORNELL AVE, GLOUCESTER CITY, NJ 08030-1203** 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	106%	SIMILAR
BURGLARY	125%	HIGHER
MOTOR VEHICLE THEFT	93%	SIMILAR
FORCIBLE ROBBERY	33%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	128%	HIGHER
FORCIBLE RAPE	70%	NOTABLY LOWER
MURDER	102%	SIMILAR
OVERALL	115%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.