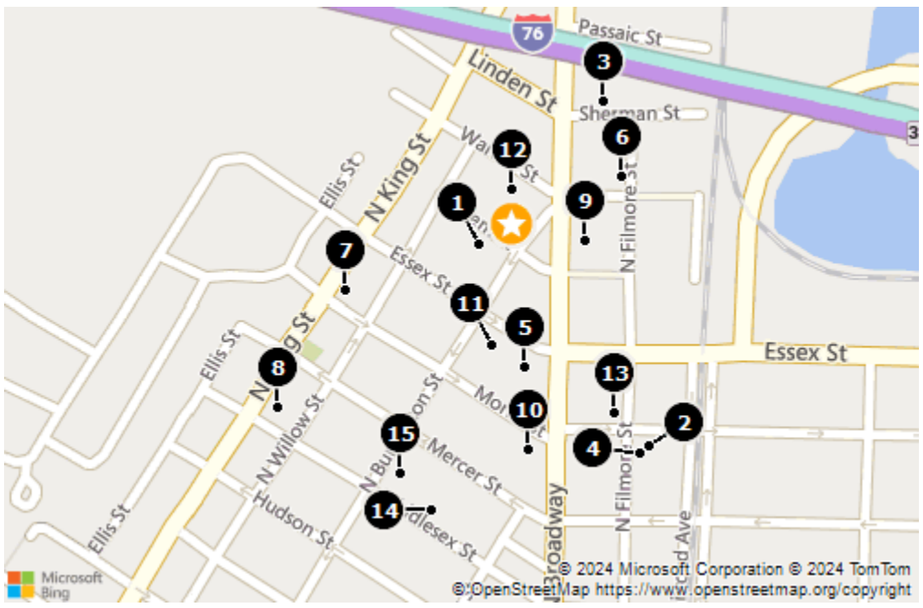
SiteX™ Report

OrderID: 92989051

SiteX Property Information Report



Subject Property Location

323 N BURLINGTON ST, GLOUCESTER CITY, NJ 08030-1008

County:	**CAMDEN NJ**	Census Tract:	340076110.003004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14 00012-0000-00017	Thomas Bros Pg-Grid:	

Valuation

Value:	**$226,000**	FSD:	9
Value Range:	$205,660 - $246,340	Confidence Score:	91

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	
Assd Land Value:	$20,900	Market Land Value:	$20,900	Tax Year:	2023
Assd Improvement:	$137,300	Market Improvment Value:	$137,300	Total Taxable Value:	$7,916
Total Assessed Value:	$158,200	Total Assessor Market Value:	$158,200	Delinquent Year:	
				Tax Account ID:	00005500
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Block: 12 District: 14 Map Ref: TAX MAP 1
City/Muni/Twp: GLOUCESTER CITY

Property Characteristics

Lot Size:	3,001 SF	Bedrooms:		Pool:	
Building Area:	1680 SF	Baths:		Fireplace:	
Year Built:	1910	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/07/2023	Sales Price:	$201,286
Document #:	2023009523 BK-PG 11944-1766	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/19/2022	Sales Price:	$205,000
Document #:	2022006097 BK-PG 11944-1760	Type of Sale:	Full Amount on Deed
Contract Date:	09/10/2021		
Document Type:	Bargain and Sale Deed		

Legal Description:
Lot: 17 Block: 12
City/Muni/Twp: GLOUCESTER CITY

Mortgage Record

Recording Date:	11/19/2021	Loan Amount:	N/A
Document #:	2021100505 BK-PG 11899-1562	Loan Type:	Stand Alone First
TD Due Date:	07/01/2022	Type Finance:	

Legal Description:
Lot: 17 Block: 12
City/Muni/Twp: GLOUCESTER CITY

SiteX™ Report

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Prior Transfer

Recording Date:	09/10/2021	Sales Price:	$205,000
Document #:	BK-PG 11944 -1760	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 Block: 12 District: 14 Map Ref: TAX MAP 1
City/Muni/Twp: GLOUCESTER CITY

Prior Transfer

Recording Date:	12/02/2020	Sales Price:	$40,000
Document #:	2020090138 BK-PG 11557-871	Type of Sale:	Full Amount on Deed
Contract Date:	10/29/2020		
Document Type:	Deed		

Legal Description:
Lot: 17 Block: 12
City/Muni/Twp: GLOUCESTER

Area Sales Analysis

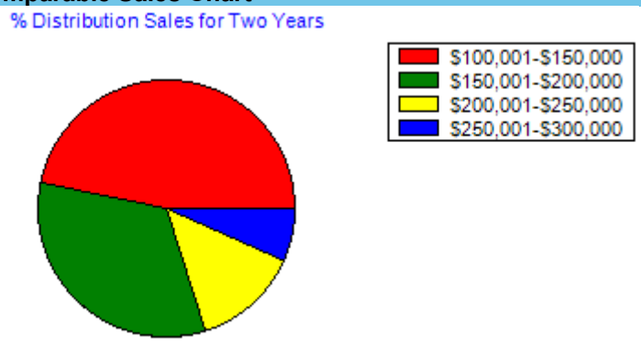
Total Area Sales	$2,502,000	Median # of Bedrooms	
Median Lot Size	1,599 SF	Median # of Baths	
Median Living Area	1,280 SF	Median Year Built	1900
Price Range - 2 Yrs	$110,000 to $260,000	Age Range	114 years to 134 years
Median Value	$157,000	Median Age	124 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**232 SALEM ST** **GLOUCESTER CITY, NJ 08030-1025**	10/22/2024	$180,000	$152	1177	//	1910	1,259 SF	
		APN: 14 00015-0000-00005 Document #: 2024063488 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 15 Abbreviated Description: Lot:5 Block:15 City/Muni/Twp:NEWARK CITY City/Muni/Twp: NEWARK CITY								
2	.17Mi.	**506 MORRIS ST** **GLOUCESTER CITY, NJ 08030-1134**	09/13/2024	$157,000	$130	1201	//	1910	2,091 SF	
		APN: 14 00187-0000-00004 Document #: 2024056070 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 187 Abbreviated Description: Lot:4 Block:187 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY								
3	.1Mi.	**311 SHERMAN ST** **GLOUCESTER CITY, NJ 08030-1028**	09/13/2024	$150,000	$117	1280	//	1900	2,400 SF	
		APN: 14 00208-0000-00010 Document #: 2024055960 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 208 Abbreviated Description: Lot:10 Block:208 City/Muni/Twp:GLOUCESTER TWP City/Muni/Twp: GLOUCESTER TWP								
4	.17Mi.	**502 MORRIS ST** **GLOUCESTER CITY, NJ 08030-1134**	08/08/2024	$120,000	$77	1555	//	1910	2,200 SF	
		APN: 14 00187-0000-00002 Document #: 2024048763 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 187 Abbreviated Description: Lot:2 Block:187 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY								
5	.09Mi.	**316 ESSEX ST** **GLOUCESTER CITY, NJ 08030-1012**	07/26/2024	$149,000	$141	1050	//	1890	1,620 SF	
		APN: 14 00021-0000-00008 Document #: 2024045972 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 21 Abbreviated Description: Lot:8 Block:21 City/Muni/Twp:LIBERTY TWP City/Muni/Twp: LIBERTY TWP								
6	.07Mi.	**321 WARREN ST** **GLOUCESTER CITY, NJ 08030-1032**	07/22/2024	$165,000	$148	1114	//	1900	1,076 SF	
		APN: 14 00205-0000-00012 Document #: 2024044741 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 205 Abbreviated Description: Lot:12 Block:205 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY								
7	.11Mi.	**218 N KING ST** **GLOUCESTER CITY, NJ 08030-1424**	07/18/2024	$260,000	$121	2134	//	1900	1,281 SF	
		APN: 14 00019-0000-00012 Document #: 2024043887 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 19 Abbreviated Description: Lot:12 Block:19 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY								
8	.19Mi.	**122 N KING ST** **GLOUCESTER CITY, NJ 08030-1420**	07/11/2024	$125,000	$48	2595	//	1900	2,400 SF	
		APN: 14 00028-0000-00012 Document #: 2024042733 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 28 Abbreviated Description: Lot:12 Block:28 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY								
9	.05Mi.	**408 N BROADWAY** **GLOUCESTER CITY, NJ 08030-1003**	05/15/2024	$184,000	$131	1398	//	1910	1,307 SF	
		APN: 14 00201-0000-00020 Document #: 2024030875 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 201 Abbreviated Description: Lot:20 Block:201 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY								
10	.14Mi.	**338 MORRIS ST** **GLOUCESTER CITY, NJ 08030-1447**	05/07/2024	$145,000	$94	1534	//	1910	1,133 SF	
		APN: 14 00025-0000-00006 Document #: 2024029486 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 25 Abbreviated Description: Lot:6 Block:25 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY								
11	.08Mi.	**302 ESSEX ST** **GLOUCESTER CITY, NJ 08030-1012**	05/01/2024	$110,000	$111	988	//	1900	1,799 SF	
		APN: 14 00021-0000-00013 Document #: 2024027886 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 21 Abbreviated Description: Lot:13 Block:21 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY								

12	.02Mi.	**236 WARREN ST** **GLOUCESTER CITY, NJ 08030-1029**	04/24/2024	$228,000	$219	1040	//	1910	1,050 SF
		APN: 14 00012-0000-00027 Document #: 2024026526 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 27 Block: 12 Abbreviated Description: Lot:27 Block:12 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY							
13	.14Mi.	**221 N FILMORE ST** **GLOUCESTER CITY, NJ 08030-1122**	04/19/2024	$182,000	$136	1336	//	1910	1,599 SF
		APN: 14 00191-0000-00010 Document #: 2024025559 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 191 Abbreviated Description: Lot:10 Block:191 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY							
14	.18Mi.	**319 MIDDLESEX ST** **GLOUCESTER CITY, NJ 08030-1440**	04/15/2024	$237,000	$155	1520	//	1900	1,799 SF
		APN: 14 00030-0000-00012 Document #: 2024024391 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 30 Abbreviated Description: Lot:12 Block:30 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER CITY							
15	.17Mi.	**124 N BURLINGTON ST** **GLOUCESTER CITY, NJ 08030-1407**	04/05/2024	$110,000	$117	938	//	1890	1,006 SF
		APN: 14 00030-0000-00036 Document #: 2024021760 Document Type: Deed Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Block: 30 Abbreviated Description: Lot:36 Block:30 City/Muni/Twp:GLOUCESTER CITY City/Muni/Twp: GLOUCESTER 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.

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.	**323 N BURLINGTON ST**	**09/10/2021**	$158,200	$158,200	1,680		1910	3,001 SF	
0Mi.	**325 N BURLINGTON ST**	**07/07/2020**	$99,100	$99,100	1,680		1910	1,999 SF	
.01Mi.	**327 N BURLINGTON ST**	**06/17/2022**	$73,500	$73,500	1,616		1910	1,999 SF	
.02Mi.	**331 N BURLINGTON ST**	**05/06/2022**	$117,300	$117,300	1,410		1910	1,228 SF	
.02Mi.	**333 N BURLINGTON ST**	**10/03/1990**	$73,100	$73,100	1,531		1910	1,228 SF	
.02Mi.	**329 N BURLINGTON ST**	**09/20/2018**	$114,500	$114,500	1,842		1910		
.02Mi.	**238 WARREN ST**	**10/26/2018**	$67,000	$67,000	1,085		1910	1,451 SF	
.02Mi.	**236 WARREN ST**	**03/29/2024**	$52,800	$52,800	1,040		1910	1,050 SF	
.02Mi.	**335 N BURLINGTON ST**	**08/20/2003**	$94,000	$94,000	2,222		1910	2,461 SF	
.02Mi.	**234 WARREN ST**	**11/13/2019**	$52,000	$52,000	1,121		1910	1,050 SF	
.02Mi.	**236 SALEM ST**	**05/11/2022**	$73,700	$73,700	1,246		1872	3,781 SF	
.02Mi.	**234 SALEM ST**	**10/23/2014**	$40,800	$40,800	1,177		1910	1,259 SF	
.02Mi.	**232 SALEM ST**	**09/26/2011**	$67,400	$67,400	1,177		1910	1,259 SF	
.02Mi.	**232 WARREN ST**	**01/09/2017**	$62,500	$62,500	1,101		1910	1,050 SF	
.03Mi.	**230 SALEM ST**	**06/08/2023**	$62,800	$62,800	1,081		1910	1,259 SF	
.03Mi.	**230 WARREN ST**	**08/30/2023**	$67,700	$67,700	1,121		1910	1,050 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	60%

Demographics & Income

Median Age:	37.7 years old	Households:	4,806
Median Household Income:	$64,519	Households w/Family:	66%
Household Income Per Capita:	$28,301	Households w/Family Married:	43%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Gloucester City School District	Students:	2,258
Number of Schools:	3	Rating:	C-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.25Mi.	**Gloucester City Junior/Senior High School** Number of Students: 587 Student-Teacher Ratio: 12.62 Advanced Placement: Yes	D+	Public	7 - 12
0.57Mi.	**Mary Ethel Costello School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	4 - 6
1.10Mi.	**Cold Springs School** Number of Students: 821 Student-Teacher Ratio: 11.73	C-	Public	PK - 3

Flood Report

The Subject Property of **323 N BURLINGTON ST, GLOUCESTER CITY, NJ 08030-1008** 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	100%	SIMILAR
BURGLARY	126%	HIGHER
MOTOR VEHICLE THEFT	88%	LOWER
FORCIBLE ROBBERY	28%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	80%	LOWER
MURDER	97%	SIMILAR
OVERALL	113%	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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