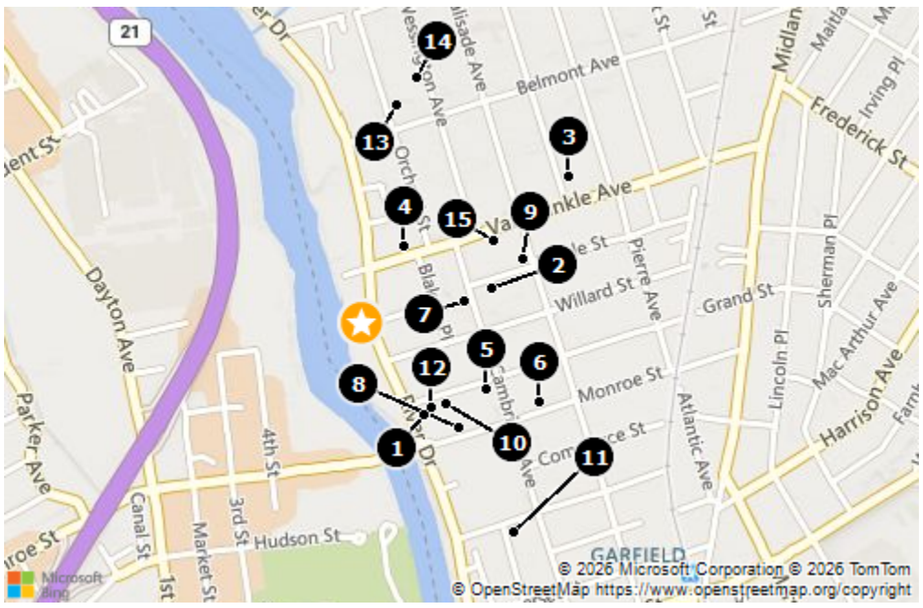
ICE SiteX Report

OrderID: 98689119

SiteX Property Information Report



Subject Property Location

395 RIVER DR, GARFIELD, NJ 07026-3352

County:	**BERGEN NJ**	Census Tract:	340030216.003004
Property Use:	Single Family Residential	Zoning:	2
Parcel Number:	21 00071-0000-00012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$523,000**	FSD:	31	Common Confidence Score:	22
Value Range:	$360,870 - $685,130	ICE Confidence Score:	69		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$97,900	Market Land Value:	$97,900	Tax Year:	2025
Assd Improvement:	$124,800	Market Improvment Value:	$124,800	Total Taxable Value:	$7,748
Total Assessed Value:	$222,700	Total Assessor Market Value:	$222,700	Delinquent Year:	
				Tax Account ID:	001514
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 Block: 71 District: 21

Abbreviated Description:	ADDITIONAL LOTS: 13
City/Muni/Twp:	GARFIELD CITY

Property Characteristics

Lot Size:	5,258 SF	Bedrooms:		Pool:	
Building Area:	1230 SF	Baths:		Fireplace:	
Year Built:	1926	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/01/2021	Loan Amount:	N/A
Document #:	2021106986 BK-PG 4250-1403	Loan Type:	Credit Line (Revolving)
TD Due Date:	06/07/2061	Type Finance:	VAR

Legal Description:
Lot: 12 Block: 71
City/Muni/Twp: GARFIELD CITY

Prior Transfer

Recording Date:	04/08/2003	Sales Price:	$261,500
Document #:	BK-PG 8565- 404	Type of Sale:	Full Amount on Deed
Contract Date:	02/27/2003		
Document Type:			

Legal Description:
Lot: 12 Block: 71 District: 21
City/Muni/Twp: GARFIELD CITY

Prior Transfer

Recording Date:	02/27/2003	Sales Price:	$261,500
Document #:	BK-PG 8565 -404	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 12 Block: 71 District: 21
Abbreviated Description: ADDITIONAL LOTS: 13
City/Muni/Twp: GARFIELD CITY

Prior Transfer

Recording Date:	08/04/2000	Sales Price:	$100,000
Document #:	096048 BK-PG 8294-0509	Type of Sale:	Full Amount on Deed
Contract Date:	07/24/2000		
Document Type:			

Legal Description:
Lot: 12 Block: 71 District: 21
City/Muni/Twp: GARFIELD CITY

Mortgage Record

Recording Date:	12/01/1999	Loan Amount:	N/A
Document #:	195374 BK-PG 10251-0150	Loan Type:	Reverse Mortgage
TD Due Date:		Type Finance:	ADJ

Legal Description:
Lot: 12&13 Block: 71 District: 21
Abbreviated Description: ALSO:LOT12 BLK A MAP PROPERTY MONROE STREET BRIDGELAND COMPANY
City/Muni/Twp: GARFIELD CITY

Area Sales Analysis

Total Area Sales	$9,220,000	Median # of Bedrooms	
Median Lot Size	2,858 SF	Median # of Baths	
Median Living Area	1,959 SF	Median Year Built	1920
Price Range - 2 Yrs	$200,000 to $900,000	Age Range	64 years to 136 years
Median Value	$625,000	Median Age	106 years

Comparable Sales Data

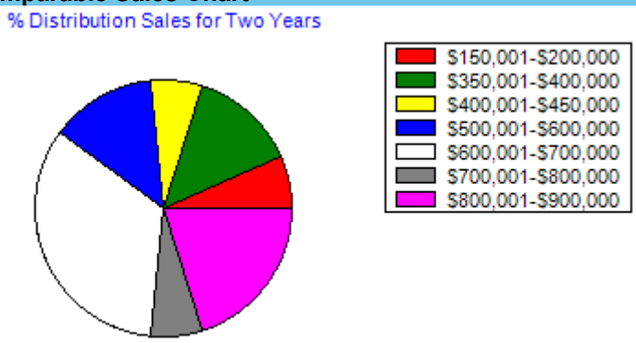
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**330 RIVER DR** **GARFIELD, NJ 07026-3324**	09/09/2026	$660,000	$445	1480	//	1910	2,583 SF	
		APN: 21 00053-0000-00021 Document #: 2026062331 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 53 Abbreviated Description: Lot:21 Block:53 City/Muni/Twp:GARFIELD CITY City/Muni/Twp: GARFIELD CITY								
2	.17Mi.	**10 MAPLE ST** **GARFIELD, NJ 07026-3322**	09/09/2026	$675,000	$457	1476	//	1920	3,062 SF	
		APN: 21 00074-0000-00036 Document #: 2026062421 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36 Block: 74 Abbreviated Description: Lot:36 Block:74 City/Muni/Twp:GARFIELD CITY City/Muni/Twp: GARFIELD CITY								
3	.31Mi.	**14 SUMMIT AVE** **GARFIELD, NJ 07026-2814**	09/01/2026	$860,000	$375	2288	//	1920	6,251 SF	
		APN: 21 00085-0000-00042 Document #: 2026060656 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Block: 85 Abbreviated Description: Lot:42 Block:85 City/Muni/Twp:GARFIELD CITY City/Muni/Twp: GARFIELD CITY								
4	.11Mi.	**31 VAN WINKLE AVE** **GARFIELD, NJ 07026-**	08/24/2026	$200,000	$250	800	//	1920	9,239 SF	
		APN: 21 00081-0000-00038 Document #: 2026058329 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Block: 81 Abbreviated Description: Lot:38 Block:81 City/Muni/Twp:GARFIELD CITY City/Muni/Twp: GARFIELD CITY								
5	.18Mi.	**42 GRAND ST** **GARFIELD, NJ 07026-3302**	08/20/2026	$570,000	$290	1959	//	1920	2,500 SF	
		APN: 21 00053-0000-00003 Document #: 2026057916 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 53 Abbreviated Description: Lot:3 Block:53 City/Muni/Twp:GARFIELD CITY City/Muni/Twp: GARFIELD CITY								
6	.23Mi.	**57 MONROE ST** **GARFIELD, NJ 07026-3332**	08/05/2026	$900,000	$232	3864	//	1905	10,123 SF	
		APN: 21 00054-0000-00022 Document #: 2026054423 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Block: 54 Abbreviated Description: Lot:22 Block:54 City/Muni/Twp:GARFIELD CITY City/Muni/Twp: GARFIELD CITY								
7	.12Mi.	**191 CAMBRIDGE AVE** **GARFIELD, NJ 07026-3341**	08/03/2026	$400,000	$467	856	//	1920	2,374 SF	
		APN: 21 00073-0000-00030 Document #: 2026053442 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 30 Block: 73 Abbreviated Description: Lot:30 Block:73 City/Muni/Twp:GARFIELD CITY City/Muni/Twp: GARFIELD CITY								
8	.17Mi.	**19 MONROE ST** **GARFIELD, NJ 07026-3305**	07/30/2026	$620,000	$378	1638	//	1900	2,814 SF	
		APN: 21 00053-0000-00035 Document #: 2026052555 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Block: 53 Abbreviated Description: Lot:35 Block:53 City/Muni/Twp:GARFIELD CITY City/Muni/Twp: GARFIELD CITY								
9	.21Mi.	**229 PALISADE AVE** **GARFIELD, NJ 07026-2927**	07/28/2026	$390,000	$286	1360	//	1910	2,374 SF	
		APN: 21 00079-0000-00020 Document #: 2026052025 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 79 Abbreviated Description: Lot:20 Block:79 City/Muni/Twp:GARFIELD CITY City/Muni/Twp: GARFIELD CITY								
10	.15Mi.	**20 GRAND ST** **GARFIELD, NJ 07026-3388**	06/18/2026	$875,000	$267	3268	//	1900	6,125 SF	
		APN: 21 00053-0000-00014 Document #: 2026041228 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 53 Abbreviated Description: Lot:14 Block:53 City/Muni/Twp:GARFIELD CITY City/Muni/Twp: GARFIELD CITY								

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11	.31Mi.	**58 BLOOMINGDALE AVE** **GARFIELD, NJ 07026-3421**	06/04/2026	$595,000	$245	2424	//	1922	2,858 SF
		APN: 21 00029-0000-00035 Document #: 2026037035 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Block: 29 Abbreviated Description: Lot:35 Block:29 City/Muni/Twp:GARFIELD CITY City/Muni/Twp: GARFIELD CITY							
12	.14Mi.	**12 GRAND ST** **GARFIELD, NJ 07026-3302**	06/02/2026	$625,000	$262	2380	//	1930	2,622 SF
		APN: 21 00053-0000-00018 Document #: 2026036310 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 53 Abbreviated Description: Lot:18 Block:53 City/Muni/Twp:GARFIELD CITY City/Muni/Twp: GARFIELD CITY							
13	.27Mi.	**70 ORCHARD ST** **GARFIELD, NJ 07026-3216**	06/02/2026	$440,000	$327	1344	//	1962	2,500 SF
		APN: 21 00108-0000-00035 Document #: 2026036139 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 35 Block: 108 Abbreviated Description: Lot:35 Block:108 City/Muni/Twp:GARFIELD CITY City/Muni/Twp: GARFIELD CITY							
14	.3Mi.	**79 WESSINGTON AVE** **GARFIELD, NJ 07026-3282**	05/01/2026	$700,000	$297	2352	//	1890	3,123 SF
		APN: 21 00108-0000-00020 Document #: 2026029156 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 108 Abbreviated Description: Lot:20 Block:108 City/Muni/Twp:GARFIELD CITY City/Muni/Twp: GARFIELD CITY							
15	.19Mi.	**72 VAN WINKLE AVE** **GARFIELD, NJ 07026-3350**	04/30/2026	$710,000	$294	2408	//	1920	3,062 SF
		APN: 21 00079-0000-00032 Document #: 2026028802 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Block: 79 Abbreviated Description: Lot:32 Block:79 City/Muni/Twp:GARFIELD CITY City/Muni/Twp: GARFIELD 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.	**395 RIVER DR**	**02/27/2003**	$222,700	$222,700	1,230		1926	5,258 SF	
.01Mi.	**397 RIVER DR**	**10/12/2016**	$234,900	$234,900	2,280		1920	2,705 SF	
.01Mi.	**393 RIVER DR**	**12/18/2019**	$214,100	$214,100	1,230		1923	5,153 SF	
.01Mi.	**399 RIVER DR**	**01/30/2020**	$118,200	$118,200	476		1900	2,897 SF	
.02Mi.	**401 RIVER DR**	**03/31/2021**	$172,000	$172,000	1,116		1920	3,101 SF	
.02Mi.	**405 RIVER DR**	**05/23/2020**	$206,200	$206,200	1,196		1882	6,856 SF	
.03Mi.	**372 RIVER DR**	**08/24/1984**	$203,800	$203,800	1,512		1910	2,923 SF	
.03Mi.	**368 RIVER DR**	**04/14/2004**	$223,000	$223,000	2,032		1910	3,202 SF	
.03Mi.	**378 RIVER DR**	**05/30/1996**	$240,100	$240,100	2,397		1920	3,263 SF	
.03Mi.	**411 RIVER DR**	**05/06/2019**	$278,500	$278,500	1,908		1913	11,500 SF	
.03Mi.	**366 RIVER DR**	**06/10/2020**	$311,800	$311,800	2,389		1910	3,550 SF	
.04Mi.	**384 RIVER DR**	**04/24/2023**	$322,300	$322,300	1,904		1927	3,263 SF	
.04Mi.	**364 RIVER DR**	**07/24/2014**	$257,300	$257,300	2,464		1910	4,121 SF	
.04Mi.	**388 RIVER DR**	**07/09/2020**	$271,200	$271,200	2,616		1923	3,263 SF	
.04Mi.	**362 RIVER DR**	**11/06/2008**	$213,600	$213,600	2,092		1910	2,866 SF	
.05Mi.	**8 FABER PL**	**07/27/2001**	$49,400	$49,400			1940	3,001 SF	

Rent vs. Own

Households Occupied by Renters:	50%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	39.1 years old	Households:	12,401
Median Household Income:	$73,640	Households w/Family:	74%
Household Income Per Capita:	$37,601	Households w/Family Married:	48%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

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School District

School District Zone:	Garfield City School District	Students:	4,840
Number of Schools:	11	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.37Mi.	**Abraham Lincoln School #6** Number of Students: 385 Student-Teacher Ratio: 10.32	C-	Public	PK - 5
0.99Mi.	**Washington Irving School #4** Number of Students: 441 Student-Teacher Ratio: 13.47	B+	Public	KG - 5
1.13Mi.	**Garfield Middle School** Number of Students: 971 Student-Teacher Ratio: 11.14	D+	Public	6 - 8
0.57Mi.	**Christopher Columbus School #8** Number of Students: 366 Student-Teacher Ratio: 11.2	C	Public	KG - 5
0.56Mi.	**James Madison School #10** Number of Students: 280 Student-Teacher Ratio: 10.95	A-	Public	PK - 5
0.82Mi.	**Woodrow Wilson School #5** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	KG - 5
1.28Mi.	**Garfield Preschool** Number of Students: 204 Student-Teacher Ratio: 10.2	NA	Public	PK - PK
0.54Mi.	**Roosevelt School #7** Number of Students: 282 Student-Teacher Ratio: 12.61	B-	Public	KG - 5
0.75Mi.	**Garfield High School** Number of Students: 1,258 Student-Teacher Ratio: 13.24 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **395 RIVER DR, GARFIELD, NJ 07026-3352** 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	117%	HIGHER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	117%	HIGHER
FORCIBLE ROBBERY	92%	SIMILAR
AGGRAVATED ASSAULT	101%	SIMILAR
FORCIBLE RAPE	98%	SIMILAR
MURDER	114%	HIGHER
OVERALL	120%	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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