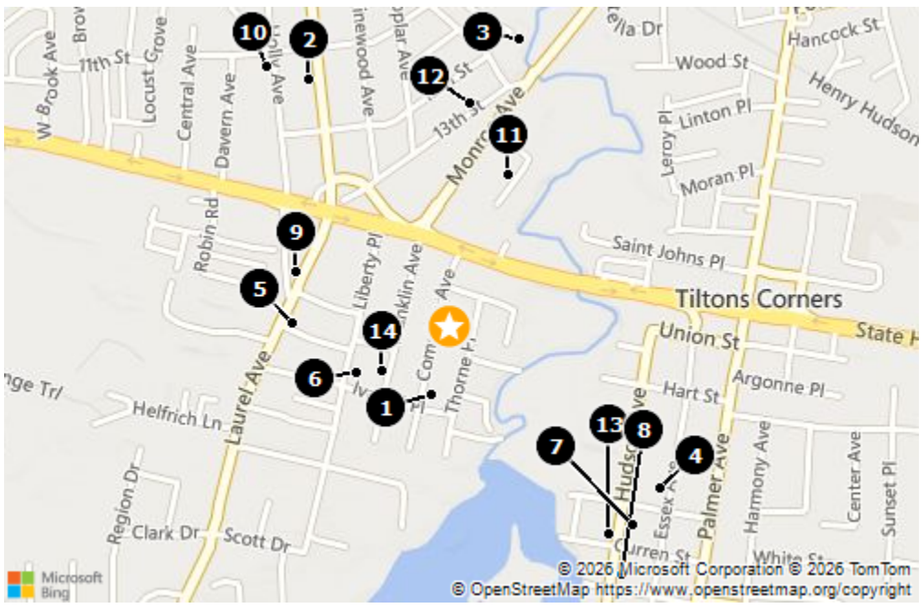
ICE SiteX Report

OrderID: 98692562

SiteX Property Information Report



Subject Property Location

40 COMPTON AVE, HAZLET TOWNSHIP, NJ 07734-3109

County:	**MONMOUTH NJ**	Census Tract:	340258022.002003
Property Use:	Single Family Residential	Zoning:	R50
Parcel Number:	18 00141-0000-00025	Thomas Bros Pg-Grid:	

Valuation

Value:	**$563,000**	FSD:	8	Common Confidence Score:	84
Value Range:	$517,960 - $608,040	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$303,000	Market Land Value:	$303,000	Tax Year:	2025
Assd Improvement:	$235,100	Market Improvment Value:	$235,100	Total Taxable Value:	$9,458
Total Assessed Value:	$538,100	Total Assessor Market Value:	$538,100	Delinquent Year:	
				Tax Account ID:	026369
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 25 Block: 141 District: 18 Map Ref: TAX MAP 15
City/Muni/Twp: HAZLET TWP

Property Characteristics

Lot Size:	5,001 SF	Bedrooms:	4	Pool:	
Building Area:	1716 SF	Baths:	1	Fireplace:	
Year Built:	1991	Partial Baths:	1	Type Const:	
Number of Buildings:		Number of Rooms:	8	Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	Forced Air
Number of Stories:	2	Number of Cars:		A/C:	Yes
Style:	Cape Cod	Basement:		Roof Cover:	Shingle
		Foundation:	Block	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/15/2013	Sales Price:	$321,772
Document #:	2013114424 BK-PG 8658-9963	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/25/2007	Sales Price:	$256,000
Document #:	2007101442 BK-PG 8467-9820	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/19/2007	Sales Price:	$315,000
Document #:	2007084531 BK-PG 8658-9952	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/06/2007		
Document Type:			
Legal Description:			
Lot: 25 Block: 141 District: 18			
City/Muni/Twp: HAZLET TWP			

Prior Transfer

Recording Date:	06/06/2007	Sales Price:	$315,000
Document #:	BK-PG 8658 -9952	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 25 Block: 141 District: 18 Map Ref: TAX MAP 15
City/Muni/Twp: HAZLET TWP

Prior Transfer

Recording Date:	12/02/2005	Sales Price:	$256,000
Document #:	2005206290 BK-PG 8467-9820	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/07/2005	Loan Amount:	N/A
Document #:	2005088460 BK-PG 8467-9820	Loan Type:	Unknown
TD Due Date:	05/01/2035	Type Finance:	

Legal Description:
Lot: 25 Block: 141 District: 18
City/Muni/Twp: HAZLET

Prior Transfer

Recording Date:	05/14/1998	Sales Price:	$132,000
Document #:	BK-PG 5714- 532	Type of Sale:	Full Amount on Deed
Contract Date:	04/30/1998		
Document Type:			

Legal Description:
Lot: 25 Block: 141 District: 18
City/Muni/Twp: HAZLET TWP

Area Sales Analysis

Total Area Sales	$7,061,000	Median # of Bedrooms	3
Median Lot Size	5,998 SF	Median # of Baths	1
Median Living Area	1,193 SF	Median Year Built	1953
Price Range - 2 Yrs	$290,000 to $645,000	Age Range	42 years to 105 years
Median Value	$529,500	Median Age	73 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**76 COMPTON AVE** **HAZLET TOWNSHIP, NJ 07734-3109**	09/17/2026	$385,000	$329	1167	6/3/1	1957	6,199 SF	
		APN: 18 00141-0000-00016 Document #: 2026076172 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 141 Abbreviated Description: Lot:16 Block:141 City/Muni/Twp:HAZLET TWP City/Muni/Twp: HAZLET TWP								
2	.35Mi.	**275 LAUREL AVE** **HAZLET TOWNSHIP, NJ 07734-3021**	09/08/2026	$475,000	$399	1188	5/3/2	1953	5,998 SF	
		APN: 18 00033-0000-00003 Document #: 2026073507 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 33 Abbreviated Description: Lot:3 Block:33 City/Muni/Twp:HAZLET TWP City/Muni/Twp: HAZLET TWP								
3	.36Mi.	**8 NEWMAN ST** **HAZLET TOWNSHIP, NJ 07734-3043**	08/14/2026	$645,000	$361	1784	9/5/1	1921	11,204 SF	
		APN: 18 00041-0000-00011 Document #: 2026067378 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 41 Abbreviated Description: Lot:11 Block:41 City/Muni/Twp:HAZLET TWP City/Muni/Twp: HAZLET TWP								
4	.33Mi.	**89 ESSEX AVE** **HAZLET TOWNSHIP, NJ 07734-3249**	07/27/2026	$620,000	$301	2056	9/4/2	1984	5,998 SF	
		APN: 18 00153-0000-00013- 01 Document #: 2026061175 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13.01 Block: 153 Abbreviated Description: Lot:13.01 Block:153 City/Muni/Twp:HAZLET TWP City/Muni/Twp: HAZLET TWP								
5	.19Mi.	**458 S LAUREL AVE** **HAZLET TOWNSHIP, NJ 07734-3150**	07/15/2026	$470,000	$462	1017	5/3/1	1957	5,001 SF	
		APN: 18 00135-0000-00009 Document #: 2026057795 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 135 Abbreviated Description: Lot:9 Block:135 City/Muni/Twp:HAZLET TWP City/Muni/Twp: HAZLET TWP								
6	.12Mi.	**78 LIBERTY PL** **HAZLET TOWNSHIP, NJ 07734-3125**	07/07/2026	$485,000	$405	1197	6/3/1	1957	5,750 SF	
		APN: 18 00139-0000-00004 Document #: 2026055214 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 139 Abbreviated Description: Lot:4 Block:139 City/Muni/Twp:HAZLET TWP City/Muni/Twp: HAZLET TWP								
7	.33Mi.	**100 HUDSON AVE** **HAZLET TOWNSHIP, NJ 07734-3264**	06/24/2026	$550,000	$587	936	5/2/1	1961	7,497 SF	
		APN: 18 00155-0000-00001 Document #: 2026051431 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 155 Abbreviated Description: Lot:1 Block:155 City/Muni/Twp:HAZLET TWP City/Muni/Twp: HAZLET TWP								
8	.37Mi.	**116 HUDSON AVE** **HAZLET TOWNSHIP, NJ 07734-3266**	06/18/2026	$540,000	$324	1663	8/4/1	1950	6,251 SF	
		APN: 18 00157-0000-00009 Document #: 2026049909 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 157 Abbreviated Description: Lot:9 Block:157 City/Muni/Twp:HAZLET TWP City/Muni/Twp: HAZLET TWP								
9	.2Mi.	**431 S LAUREL AVE** **HAZLET TOWNSHIP, NJ 07734-3147**	06/16/2026	$380,000	$387	981	7/4/1	1939	7,484 SF	
		APN: 18 00133-0000-00005 Document #: 2026049063 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 133 Abbreviated Description: Lot:5 Block:133 City/Muni/Twp:HAZLET TWP City/Muni/Twp: HAZLET TWP								

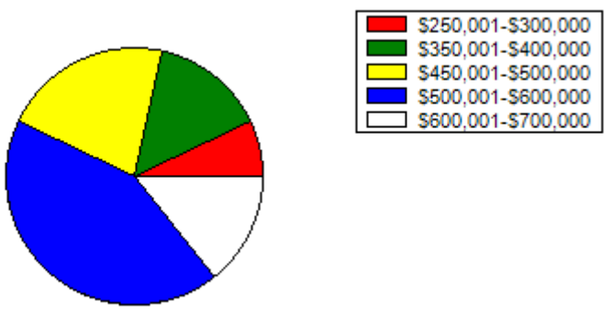
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10	.39Mi.	**59 HOLLY AVE** **HAZLET TOWNSHIP, NJ 07734-3054**	06/10/2026	$562,000	$373	1504	6/3/1	1953	SF	
		APN: 18 00032- 01-00001 Document #: 2026047427 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 32.01 Abbreviated Description: Lot:1 Block:32.01 City/Muni/Twp:HAZLET TWP City/Muni/Twp: HAZLET TWP								
11	.2Mi.	**21 JOHNSON TER** **HAZLET TOWNSHIP, NJ 07734-3016**	06/04/2026	$575,000	$377	1522	7/4/1	1952	5,401 SF	
		APN: 18 00046- 01-00005 Document #: 2026045303 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 46.01 Abbreviated Description: Lot:5 Block:46.01 City/Muni/Twp:HAZLET TWP City/Muni/Twp: HAZLET TWP								
12	.28Mi.	**21 13TH ST** **HAZLET TOWNSHIP, NJ 07734-3050**	05/29/2026	$519,000	$408	1272	5/2/1	1923	10,001 SF	Spa Only
		APN: 18 00044-0000-00014 Document #: 2026043708 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 44 Abbreviated Description: Lot:14 Block:44 City/Muni/Twp:HAZLET TWP City/Muni/Twp: HAZLET TWP								
13	.32Mi.	**101 HUDSON AVE** **HAZLET TOWNSHIP, NJ 07734-3263**	04/20/2026	$565,000	$571	988	6/3/1	1953	5,001 SF	
		APN: 18 00154-0000-00004 Document #: 2026032687 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 154 Abbreviated Description: Lot:4 Block:154 City/Muni/Twp:HAZLET City/Muni/Twp: HAZLET								
14	.1Mi.	**75 FRANKLIN AVE** **HAZLET TOWNSHIP, NJ 07734-3114**	04/16/2026	$290,000	$280	1033	6/4/1	1957	5,449 SF	
		APN: 18 00139-0000-00009 Document #: 2026031646 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 139 Abbreviated Description: Lot:9 Block:139 City/Muni/Twp:HAZLET TWP City/Muni/Twp: HAZLET TWP								

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**40 COMPTON AVE**	**06/06/2007**	$538,100	$538,100	1,716	8/4/1	1991	5,001 SF	
.01Mi.	**44 COMPTON AVE**	**06/23/2025**	$387,500	$387,500	1,281	6/3/1	1957	5,001 SF	
.01Mi.	**34 COMPTON AVE**	**07/22/2022**	$524,100	$524,100	1,336	7/3/2	1960	5,001 SF	
.02Mi.	**46 COMPTON AVE**	**11/29/2001**	$454,900	$454,900	1,017	6/2/2	1957	5,001 SF	Spa Only
.02Mi.	**15 THORNE PL**	**06/29/2017**	$429,200	$429,200	1,137	6/3/1	1957	5,001 SF	
.02Mi.	**30 COMPTON AVE**	**06/02/2006**	$501,500	$501,500	1,489	6/3/1	1957	5,001 SF	
.02Mi.	**11 THORNE PL**	**07/02/1998**	$426,300	$426,300	1,041	5/3/1	1957	5,001 SF	
.02Mi.	**17 THORNE PL**	**12/18/1996**	$455,400	$455,400	1,012	6/3/1	1957	10,001 SF	
.03Mi.	**37 COMPTON AVE**	**11/13/2025**	$534,400	$534,400	1,612	6/3/1	1959	4,996 SF	
.03Mi.	**7 THORNE PL**	**10/16/2006**	$506,700	$506,700	1,550	6/4/1	1957	4,996 SF	
.03Mi.	**41 COMPTON AVE**	**09/03/1986**	$470,200	$470,200	1,713	7/4/1	1957	7,000 SF	
.03Mi.	**52 COMPTON AVE**	**09/21/2020**	$428,900	$428,900	1,145	4/1/1	1957	5,001 SF	
.03Mi.	**28 COMPTON AVE**	**04/07/2014**	$483,200	$483,200	1,344	5/3/2	1957	5,000 SF	
.03Mi.	**33 COMPTON AVE**	**12/20/1990**	$416,100	$416,100	1,123	6/3/1	1957	5,001 SF	
.03Mi.	**47 COMPTON AVE**	**01/26/2007**	$493,500	$493,500	1,488	5/2/2	1957	5,001 SF	
.03Mi.	**25 THORNE PL**	**06/16/2025**	$622,300	$622,300	1,896	6/3/1	2009	5,001 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	57%

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Demographics & Income

Median Age:	42.7 years old	Households:	3,888
Median Household Income:	$79,382	Households w/Family:	69%
Household Income Per Capita:	$39,560	Households w/Family Married:	46%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Hazlet Township School District	Students:	2,691
Number of Schools:	8	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.90Mi.	**Cove Road Elementary School** Number of Students: 175 Student-Teacher Ratio: 9.95	B	Public	5 - 6
0.85Mi.	**Raritan High School** Number of Students: 781 Student-Teacher Ratio: 12.45 Advanced Placement: Yes	C-	Public	9 - 12
1.32Mi.	**Hazlet Middle School** Number of Students: 376 Student-Teacher Ratio: 9.94	C	Public	7 - 8
0.69Mi.	**Lillian Drive Elementary School** Number of Students: 260 Student-Teacher Ratio: 11.47	C	Public	1 - 4
2.64Mi.	**Sycamore Drive Early Childhood School** Number of Students: 341 Student-Teacher Ratio: 17.76	NA	Public	PK - KG

Flood Report

The Subject Property of **40 COMPTON AVE, HAZLET TOWNSHIP, NJ 07734-3109** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
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	109%	SIMILAR
BURGLARY	96%	SIMILAR
MOTOR VEHICLE THEFT	98%	SIMILAR
FORCIBLE ROBBERY	83%	LOWER
AGGRAVATED ASSAULT	111%	HIGHER
FORCIBLE RAPE	123%	HIGHER
MURDER	99%	SIMILAR
OVERALL	132%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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