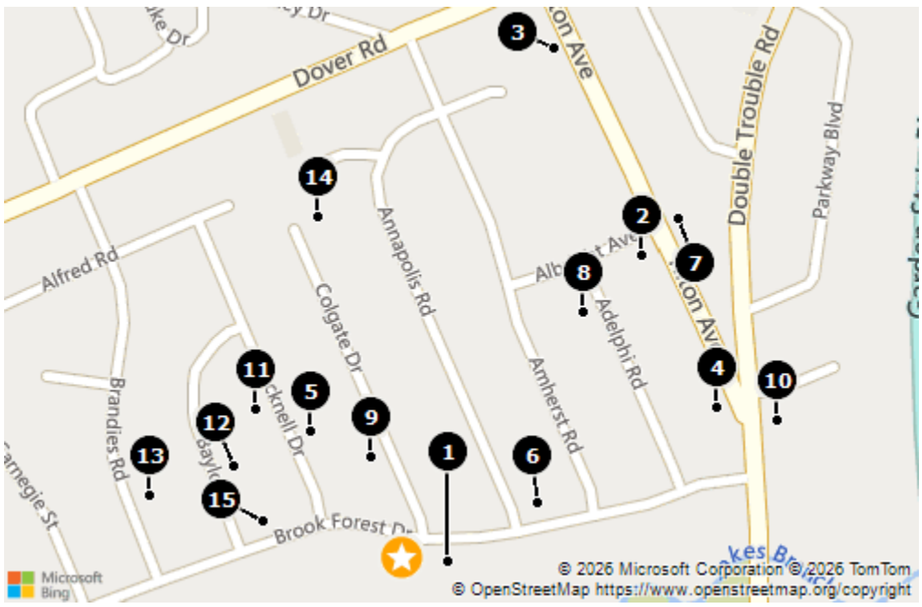
ICE SiteX Report

OrderID: 98655470

SiteX Property Information Report



Subject Property Location

428 BROOK FOREST DR, TOMS RIVER, NJ 08757-5545

County:	**OCEAN NJ**	Census Tract:	340297240.001009
Property Use:	Single Family Residential	Zoning:	R7
Parcel Number:	30 00021- 05-00015	Thomas Bros Pg-Grid:	

Valuation

Value:	**$416,000**	FSD:	11	Common Confidence Score:	56
Value Range:	$370,240 - $461,760	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$66,600	Market Land Value:	$66,600	Tax Year:	2025
Assd Improvement:	$109,000	Market Improvment Value:	$109,000	Total Taxable Value:	$6,181
Total Assessed Value:	$175,600	Total Assessor Market Value:	$175,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 Block: 21.05 District: 30 Map Ref: TAX MAP 10
City/Muni/Twp: SOUTH TOMS RIVER BORO

Property Characteristics

Lot Size:	9,963 SF	Bedrooms:		Pool:	
Building Area:	1248 SF	Baths:		Fireplace:	
Year Built:	1961	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:	1	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/10/2023	Loan Amount:	N/A
Document #:	2023050996 BK-PG 19426-891	Loan Type:	FHA
TD Due Date:	07/01/2063	Type Finance:	

Legal Description:
Lot: 15 Block: 21.05
City/Muni/Twp: SOUTH TOMS RIVER

Prior Transfer

Recording Date:	02/14/2023	Sales Price:	$309,294
Document #:	2023011405 BK-PG 19103-1462	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/18/2022	Sales Price:	$315,000
Document #:	2022080227 BK-PG 19103-1456	Type of Sale:	Full Amount on Deed
Contract Date:	06/22/2022		
Document Type:			

Legal Description:
Lot: 15 Block: 21.05
City/Muni/Twp: SOUTH TOMS RIVER BORO

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Prior Transfer

Recording Date:	07/01/2022	Sales Price:	N/A
Document #:	2022074826 BK-PG 15949-836	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/22/2022	Sales Price:	$315,000
Document #:	BK-PG 19103 -1456	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 15 Block: 21.05 District: 30 Map Ref: TAX MAP 10
City/Muni/Twp: SOUTH TOMS RIVER BORO

Mortgage Record

Recording Date:	11/26/2014	Loan Amount:	N/A
Document #:	2014105933 BK-PG 15949-0836	Loan Type:	FHA
TD Due Date:	12/01/2044	Type Finance:	

Legal Description:
Lot: 15 Block: 21.05 District: 30
City/Muni/Twp: BOROUGH OF SOUTH TOMS RIVER

Prior Transfer

Recording Date:	11/26/2014	Sales Price:	$172,000
Document #:	2014105932 BK-PG 15949-0832	Type of Sale:	Full Amount on Deed
Contract Date:	11/18/2014		
Document Type:			

Legal Description:
Lot: 15 Block: 21.05 District: 30
City/Muni/Twp: BOROUGH OF SOUTH TOMS RIVER

Prior Transfer

Recording Date:	10/06/2011	Sales Price:	$145,000
Document #:	2011087946 BK-PG 14988-0909	Type of Sale:	Full Amount on Deed
Contract Date:	10/03/2011		
Document Type:			

Legal Description:
Lot: 15 Block: 21.05 District: 08
City/Muni/Twp: BOROUGH OF SOUTH TOMS RIVER

Prior Transfer

Recording Date:	10/13/2010	Sales Price:	$105,000
Document #:	2010093893 BK-PG 14713-1901	Type of Sale:	Full Amount on Deed
Contract Date:	07/29/2010		
Document Type:			

Legal Description:
Lot: 15 Block: 21.05 District: 30
City/Muni/Twp: SOUTH TOMS RIVER BOROUGH

Prior Transfer

Recording Date:	02/02/2009	Sales Price:	$176,000
Document #:	2009008876 BK-PG 12558-1541	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/18/2008	Sales Price:	N/A
Document #:	2008118428 BK-PG 14155-1756	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/05/2008		
Document Type:			

Legal Description:
Lot: 15 Block: 21.05 District: 30
City/Muni/Twp: SOUTH TOMS RIVER BOROUGH

Mortgage Record

Recording Date:	04/11/2005	Loan Amount:	N/A
Document #:	2005063823 BK-PG 12558-1541	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	04/01/2035	Type Finance:	

Legal Description:
Lot: 15 Block: 21.05 District: 30
City/Muni/Twp: SOUTH TOMS RIVER BOROUGH

Prior Transfer

Recording Date:	03/14/2005	Sales Price:	$179,900
Document #:	2005047561 BK-PG 12518-0263	Type of Sale:	Full Amount on Deed
Contract Date:	03/09/2005		
Document Type:			

Legal Description:
Lot: 15 Block: 21.05 District: 30
City/Muni/Twp: SOUTH TOMS RIVER BOROUGH

Prior Transfer

Recording Date:	11/13/2001	Sales Price:	$115,000
Document #:	BK-PG 10606-1318	Type of Sale:	Full Amount on Deed
Contract Date:	10/25/2001		
Document Type:			

ICE SiteX Report

OrderID: 98655470

Legal Description:
Lot: 15 Block: 21 District: 30
City/Muni/Twp: SOUTH TOMA RIVER BOR

Area Sales Analysis

Total Area Sales	$5,912,299	Median # of Bedrooms	
Median Lot Size	8,349 SF	Median # of Baths	
Median Living Area	1,152 SF	Median Year Built	1962
Price Range - 2 Yrs	$228,000 to $453,299	Age Range	23 years to 66 years
Median Value	$415,000	Median Age	64 years

Comparable Sales Data

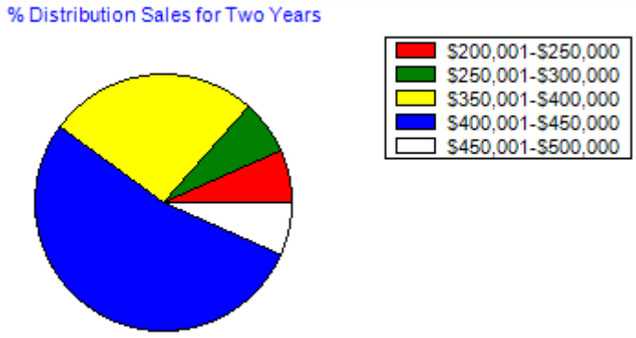
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**424 BROOK FOREST DR** **TOMS RIVER, NJ 08757-5545**	08/17/2026	$435,000	$348	1248	//	2003	7,560 SF	
		APN: 30 00021- 05-00013 Document #: 2026066317 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 21.05 Abbreviated Description: Lot:13 Block:21.05 City/Muni/Twp:SOUTH TOMS RIVER BORO City/Muni/Twp: SOUTH TOMS RIVER BORO								
2	.24Mi.	**23 TILTON AVE** **TOMS RIVER, NJ 08757-5551**	08/13/2026	$412,500	$292	1412	//	1960	10,560 SF	
		APN: 30 00021- 01-00021 Document #: 2026065799 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 21.01 Abbreviated Description: Lot:21 Block:21.01 City/Muni/Twp:SOUTH TOMS RIVER BORO City/Muni/Twp: SOUTH TOMS RIVER BORO								
3	.33Mi.	**5 TILTON AVE** **TOMS RIVER, NJ 08757-5532**	08/06/2026	$425,000	$355	1196	//	1987	7,526 SF	
		APN: 30 00021-0000-00007 Document #: 2026063626 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 21 Abbreviated Description: Lot:7 Block:21 City/Muni/Twp:SOUTH TOMS RIVER BORO City/Muni/Twp: SOUTH TOMS RIVER BORO								
4	.21Mi.	**39 TILTON AVE** **TOMS RIVER, NJ 08757-5551**	08/06/2026	$360,000	$416	864	//	1962	8,349 SF	
		APN: 30 00021- 01-00013 Document #: 2026063390 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 21.01 Abbreviated Description: Lot:13 Block:21.01 City/Muni/Twp:SOUTH TOMS RIVER BORO City/Muni/Twp: SOUTH TOMS RIVER BORO								
5	.1Mi.	**28 BUCKNELL DR** **TOMS RIVER, NJ 08757-5544**	06/24/2026	$425,000	$491	864	//	1962	7,560 SF	
		APN: 30 00021- 12-00004 Document #: 2026050061 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 21.12 Abbreviated Description: Lot:4 Block:21.12 City/Muni/Twp:SOUTH TOMS RIVER BORO City/Muni/Twp: SOUTH TOMS RIVER BORO								
6	.09Mi.	**40 ANNAPOLIS RD** **TOMS RIVER, NJ 08757-5522**	06/02/2026	$295,000	$341	864	//	1960	10,300 SF	
		APN: 30 00021- 06-00001 Document #: 2026043037 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 21.06 Abbreviated Description: Lot:1 Block:21.06 City/Muni/Twp:SOUTH TOMS RIVER BORO City/Muni/Twp: SOUTH TOMS RIVER BORO								
7	.27Mi.	**22 TILTON AVE** **TOMS RIVER, NJ 08757-5531**	05/19/2026	$400,000	$344	1160	//	1960	7,500 SF	
		APN: 30 00019- 01-00005 Document #: 2026038977 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 19.01 Abbreviated Description: Lot:5 Block:19.01 City/Muni/Twp:SOUTH TOMS RIVER BORO City/Muni/Twp: SOUTH TOMS RIVER BORO								
8	.19Mi.	**25 ADELPHI RD** **TOMS RIVER, NJ 08757-5530**	05/12/2026	$415,000	$360	1152	//	1960	7,840 SF	
		APN: 30 00021- 02-00019 Document #: 2026036768 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 19 Block: 21.02 Abbreviated Description: Lot:19 Block:21.02 City/Muni/Twp:SOUTH TOMS RIVER BORO City/Muni/Twp: SOUTH TOMS RIVER BORO								
9	.06Mi.	**31 COLGATE DR** **TOMS RIVER, NJ 08757-5558**	04/15/2026	$453,299	$326	1389	//	1962	8,750 SF	
		APN: 30 00021- 12-00026 Document #: 2026029302 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 26 Block: 21.12 Abbreviated Description: Lot:26 Block:21.12 City/Muni/Twp:TOMS RIVER TWP City/Muni/Twp: TOMS RIVER TWP								
10	.25Mi.	**50 DOUBLE TROUBLE RD** **TOMS RIVER, NJ 08757-5552**	04/02/2026	$228,000	$170	1340	//	1960	9,583 SF	
		APN: 30 00018- 03-00010 Document #: 2026025891 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 18.03 Abbreviated Description: Lot:10 Block:18.03 City/Muni/Twp:SOUTH TOMS RIVER BORO City/Muni/Twp: SOUTH TOMS RIVER BORO								
11	.13Mi.	**23 BUCKNELL DR** **TOMS RIVER, NJ 08757-5508**	03/04/2026	$446,000	$403	1104	//	1962	7,840 SF	
		APN: 30 00021- 13-00011 Document #: 2026017190 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 21.13 Abbreviated Description: Lot:11 Block:21.13 City/Muni/Twp:TOMS RIVER TWP City/Muni/Twp: TOMS RIVER TWP								
12	.12Mi.	**28 BAYLOR ST** **TOMS RIVER, NJ 08757-5547**	02/24/2026	$373,500	$432	864	//	1962	7,840 SF	
		APN: 30 00021- 13-00004 Document #: 2026014106 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 21.13 Abbreviated Description: Lot:4 Block:21.13 City/Muni/Twp:SOUTH TOMS RIVER BORO City/Muni/Twp: SOUTH TOMS RIVER BORO								

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13	.16Mi.	**28 BRANDIES RD** **TOMS RIVER, NJ 08757-5511**	02/18/2026	$385,000	$445	864	//	1962	8,540 SF
		APN: 30 00021- 14-00004 Document #: 2026013225 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 21.14 Abbreviated Description: Lot:4 Block:21.14 City/Muni/Twp:SOUTH TOMS RIVER BORO City/Muni/Twp: SOUTH TOMS RIVER BORO							
14	.22Mi.	**8 COLGATE DR** **TOMS RIVER, NJ 08757-5538**	01/13/2026	$425,000	$303	1400	//	1960	8,800 SF
		APN: 30 00021- 08-00018 Document #: 2026003256 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 21.08 Abbreviated Description: Lot:18 Block:21.08 City/Muni/Twp:TOMS RIVER TWP City/Muni/Twp: TOMS RIVER TWP							
15	.09Mi.	**34 BAYLOR ST** **TOMS RIVER, NJ 08757-5547**	01/09/2026	$434,000	$376	1152	//	1962	8,960 SF
		APN: 30 00021- 13-00001 Document #: 2026002226 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 21.13 Abbreviated Description: Lot:1 Block:21.13 City/Muni/Twp:SOUTH TOMS RIVER BORO City/Muni/Twp: SOUTH TOMS RIVER 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.	**428 BROOK FOREST DR**	**06/22/2022**	$175,600	$175,600	1,248		1961	9,963 SF	
.02Mi.	**426 BROOK FOREST DR**	**03/30/2026**	$146,700	$146,700	960		1960	7,560 SF	
.02Mi.	**430 BROOK FOREST DR**	**12/26/2005**	$174,500	$174,500	1,568		1961	10,890 SF	
.03Mi.	**424 BROOK FOREST DR**	**06/04/2021**	$184,700	$184,700	1,248		2003	7,560 SF	
.03Mi.	**35 COLGATE DR**	**08/21/2019**	$231,600	$231,600	1,464		1962	15,625 SF	
.03Mi.	**432 BROOK FOREST DR**	**09/07/2018**	$178,800	$178,800	1,536		1961	7,700 SF	
.04Mi.	**38 COLGATE DR**	**12/03/2024**	$142,200	$142,200	864		1962	10,890 SF	
.05Mi.	**434 BROOK FOREST DR**	**09/17/2023**	$167,600	$167,600	960		1962	8,424 SF	
.05Mi.	**422 BROOK FOREST DR**	**11/30/2001**	$165,500	$165,500	1,104		1960	7,630 SF	
.05Mi.	**36 COLGATE DR**	**07/20/2017**	$151,000	$151,000	960		1962	8,750 SF	
.05Mi.	**34 BUCKNELL DR**	**09/26/2025**	$204,300	$204,300	1,152		1962	12,632 SF	
.05Mi.	**33 COLGATE DR**	**01/15/2026**	$198,600	$198,600	960		1962	8,750 SF	
.05Mi.	**34 COLGATE DR**	**12/17/2018**	$186,000	$186,000	960		1962	8,750 SF	
.06Mi.	**436 BROOK FOREST DR**	**05/03/2002**	$154,100	$154,100	1,248		1961	7,405 SF	
.06Mi.	**39 ANNAPOLIS RD**	**06/29/2007**	$185,900	$185,900	1,152		1962	13,482 SF	
.06Mi.	**32 COLGATE DR**	**05/24/1996**	$185,600	$185,600	1,128		1962	8,750 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	58.9 years old	Households:	17,904
Median Household Income:	$58,975	Households w/Family:	54%
Household Income Per Capita:	$45,893	Households w/Family Married:	41%
Most Common Education Level:	High School Graduate	Households w/Family Children:	11%

School District

School District Zone:	Toms River Regional School District	Students:	14,454
Number of Schools:	18	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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1.85Mi. **Toms River High School South** Number of Students: 1,463 Student-Teacher Ratio: 16.17 Advanced Placement: Yes	C-	Public	9 - 12
1.49Mi. **Toms River Intermediate School South** Number of Students: 1,044 Student-Teacher Ratio: 12.65	C-	Public	6 - 8
0.38Mi. **South Toms River Elementary School** Number of Students: 330 Student-Teacher Ratio: 12.09	D-	Public	KG - 5

Flood Report

The Subject Property of **428 BROOK FOREST DR, TOMS RIVER, NJ 08757-5545** 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	94%	SIMILAR
BURGLARY	95%	SIMILAR
MOTOR VEHICLE THEFT	51%	NOTABLY LOWER
FORCIBLE ROBBERY	50%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	126%	HIGHER
FORCIBLE RAPE	46%	SIGNIFICANTLY LOWER
MURDER	94%	SIMILAR
OVERALL	107%	SIMILAR

Disaster Alerts

4/22/2025 - Jones Road Fire

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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