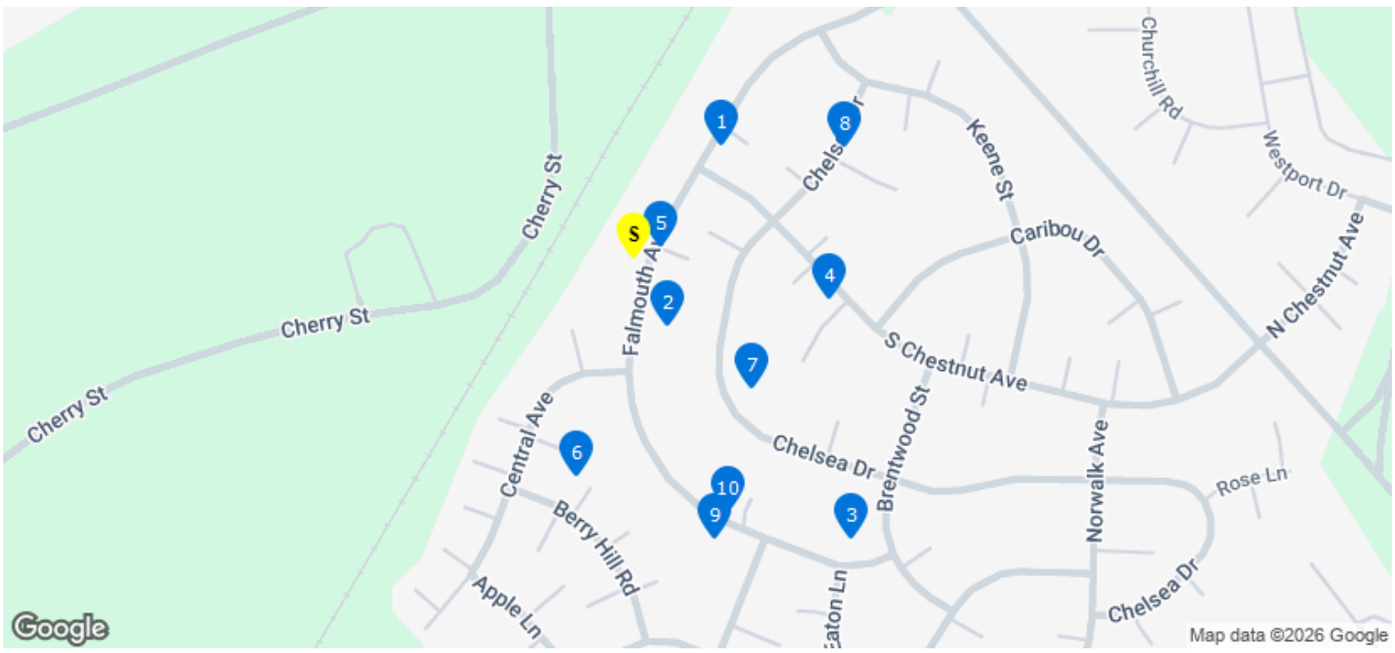
ICE SiteX Report

OrderID: 98775384

SiteX Property Information Report



Subject Property Location

45 FALMOUTH AVE, WHITING, NJ 08759-2310

County:	**OCEAN NJ**	Census Tract:	7200.01
Property Use:	Single Family Residential	Zoning:	WTRC
Parcel Number:	19 00102- 24-00029	Thomas Bros Pg-Grid:	

Valuation

Value:	**$241,000**	FSD:	10	Common Confidence Score:	61
Value Range:	$216,900 - $265,100	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$57,900	Market Land Value:	$57,900	Tax Year:	2025
Assd Improvement:	$146,900	Market Improvment Value:	$146,900	Total Taxable Value:	$2,980
Total Assessed Value:	$204,800	Total Assessor Market Value:	$204,800	Delinquent Year:	
				Tax Account ID:	8013
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 29 Block: 102.24 District: 19 Map Ref: TAX MAP 2506

Abbreviated Description:	LOT:29 BLK:102.24 DIST:19 CITY:MANCHESTER TWP MAP REF:TAX MAP 2506
City/Muni/Twp:	MANCHESTER TWP

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1120 SF	Baths:		Fireplace:	
Year Built:	1980	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/27/2025	Sales Price:	$142,450
Document #:	2025084728 BK-PG 20175-1961	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	03/25/2022	Loan Amount:	N/A
Document #:	2022036843 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/06/2022		
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Block: 102.24
City/Muni/Twp: MANCHESTER TWP

Prior Transfer

Recording Date:	03/25/2022	Sales Price:	$147,000
Document #:	2022036842 BK-PG 18965-184	Type of Sale:	Arms-Length Transfer
Contract Date:	02/06/2022		
Document Type:	Deed		

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Legal Description:
Block: 102.24
City/Muni/Twp: MANCHESTER TWP

Prior Transfer

Recording Date:	08/16/2019	Sales Price:	N/A
Document #:	2019079794 BK-PG 17573-1227	Type of Sale:	Non Arms-Length Transfer
Contract Date:	08/07/2019		
Document Type:	Deed		

Legal Description:
Block: 102.24 District: 19 Subdivision: AMENDED FINAL MAP OF WHITING VILLAGE AT CREATWOOD Map Ref: MAP D-878
City/Muni/Twp: MANCHESTER

Prior Transfer

Recording Date:	03/19/2018	Sales Price:	N/A
Document #:	2018026110 BK-PG 17057-65	Type of Sale:	Non Arms-Length Transfer
Contract Date:	03/07/2018		
Document Type:	Deed		

Legal Description:
Block: 29 Map Ref: MAP D 878

Prior Transfer

Recording Date:	11/14/2012	Sales Price:	$45,000
Document #:	2012117081 BK-PG 15364-1010	Type of Sale:	Arms-Length Transfer
Contract Date:	11/09/2012		
Document Type:	Deed		

Legal Description:
Block: 102.24 District: 19
City/Muni/Twp: MANCHESTER

Area Sales Analysis

Total Area Sales	$2,223,227	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,120 SF	Median Year Built	1980
Price Range - 2 Yrs	$125,827 to $273,000	Age Range	45 years to 47 years
Median Value	$224,250	Median Age	46 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.16Mi.	**75 CHELSEA DR** **WHITING, NJ 08759-2358**	07/29/2026	$110,000	$128	858	//	1979	SF	
		APN: 19 00102- 23-00065 Document #: 2026060501 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 65 Block: 102.23 Abbreviated Description: Lot:65 Block:102.23 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP								
2	.17Mi.	**74 CHELSEA DR** **WHITING, NJ 08759-2359**	08/05/2026	$249,900	$190	1312	//	1979	SF	
		APN: 19 00102- 17-00017 Document #: 2026063337 Document Type: Executor's Deed Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 102.17 Abbreviated Description: Lot:17 Block:102.17 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP								
3	.17Mi.	**69 CHELSEA DR** **WHITING, NJ 08759-2358**	06/26/2026	$281,900	$236	1192	//	1979	SF	
		APN: 19 00102- 23-00069 Document #: 2026050770 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 69 Block: 102.23 Abbreviated Description: Lot:69 Block:102.23 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP								
4	.2Mi.	**14 BERRY HILL RD** **WHITING, NJ 08759-2227**	08/06/2026	$214,000	$180	1192	//	1980	SF	
		APN: 19 00102- 28-00022 Document #: 2026063493 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 22 Block: 102.28 Abbreviated Description: Lot:22 Block:102.28 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP								
5	.2Mi.	**83 FALMOUTH AVE** **WHITING, NJ 08759-2337**	07/06/2026	$229,900	$238	966	//	1980	SF	
		APN: 19 00102- 25-00054 Document #: 2026053235 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 54 Block: 102.25 Abbreviated Description: Lot:54 Block:102.25 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP								
6	.24Mi.	**32 S CHESTNUT AVE** **WHITING, NJ 08759-2348**	10/02/2026	$160,000	$143	1120	//	1978	SF	
		APN: 19 00102- 16-00015 Document #: 2026080002 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 102.16 Abbreviated Description: Lot:15 Block:102.16 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP								
7	.24Mi.	**55 CHELSEA DR** **WHITING, NJ 08759-2358**	09/25/2026	$269,000	$240	1120	//	1981	SF	
		APN: 19 00102- 23-00077 Document #: 2026077977 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 77 Block: 102.23 Abbreviated Description: Lot:77 Block:102.23 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP								
8	.25Mi.	**15 BRENTWOOD ST** **WHITING, NJ 08759-2301**	10/16/2026	$135,000	$121	1120	//	1981	SF	
		APN: 19 00102- 12-00029 Document #: 2026083819 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: 102.12 Abbreviated Description: Lot:29 Block:102.12 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP								
9	.26Mi.	**49 CHELSEA DR** **WHITING, NJ 08759-2345**	07/30/2026	$283,000	$237	1192	//	1981	SF	
		APN: 19 00102- 11-00032 Document #: 2026061004 Document Type: Deed Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 32 Block: 102.11 Abbreviated Description: Lot:32 Block:102.11 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP

10	.27Mi.	**106 FALMOUTH AVE** **WHITING, NJ 08759-2334**	09/11/2026	$225,000	$233	966	//	1981	SF

APN: 19 00102- 23-00083 Document #: 2026073821
Document Type: Deed Price Code:
Land Use: Exempt (full or partial)
Legal: Lot: 83 Block: 102.23 Abbreviated Description: Lot:83 Block:102.23 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP

11	.28Mi.	**51 CENTRAL AVE** **WHITING, NJ 08759-2231**	08/05/2026	$259,000	$176	1472	//	1981	5,925 SF

APN: 19 00102- 24-00068 Document #: 2026063254
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 68 Block: 102.24 Abbreviated Description: Lot:68 Block:102.24 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP

12	.31Mi.	**29 BRENTWOOD ST** **WHITING, NJ 08759-2363**	07/13/2026	$248,000	$221	1120	//	1981	6,888 SF

APN: 19 00102- 11-00026 Document #: 2026055521
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 26 Block: 102.11 Abbreviated Description: Lot:26 Block:102.11 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP

13	.32Mi.	**18 S CHESTNUT AVE** **WHITING, NJ 08759-2365**	10/20/2026	$247,700	$221	1120	//	1978	4,875 SF

APN: 19 00102- 13-00009 Document #: 2026084998
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 9 Block: 102.13 Abbreviated Description: Lot:9 Block:102.13 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP

14	.32Mi.	**7 EATON LN** **WHITING, NJ 08759-2234**	06/25/2026	$317,000	$266	1192	//	1982	SF

APN: 19 00102- 26-00022 Document #: 2026050312
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 102.26 Abbreviated Description: Lot:22 Block:102.26 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP

15	.33Mi.	**20 HUMMINGBIRD LN** **WHITING, NJ 08759-2220**	08/13/2026	$299,000	$267	1120	//	1984	SF

APN: 19 00102- 31-00046 Document #: 2026065484
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 46 Block: 102.31 Abbreviated Description: Lot:46 Block:102.31 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP

16	.33Mi.	**31 CHELSEA DR** **WHITING, NJ 08759-2345**	06/30/2026	$160,000	$186	858	//	1976	SF

APN: 19 00102- 11-00008 Document #: 2026051631
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 8 Block: 102.11 Abbreviated Description: Lot:8 Block:102.11 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP

17	.37Mi.	**47 HARTFORD RD** **WHITING, NJ 08759-2246**	09/30/2026	$243,000	$204	1192	//	1982	SF

APN: 19 00102- 10-00056 Document #: 2026079428
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 56 Block: 102.10 Abbreviated Description: Lot:56 Block:102.10 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP

18	.39Mi.	**23 CHELSEA DR** **WHITING, NJ 08759-2306**	07/27/2026	$252,500	$225	1120	//	1977	SF

APN: 19 00102- 09-00022 Document #: 2026059819
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 22 Block: 102.09 Abbreviated Description: Lot:22 Block:102.09 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP

19	.4Mi.	**25 CHURCHILL RD** **WHITING, NJ 08759-2308**	07/06/2026	$262,000	$234	1120	//	1979	SF

APN: 19 00102- 21-00014 Document #: 2026053166
Document Type: Bargain and Sale Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Block: 102.21 Abbreviated Description: Lot:14 Block:102.21 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP

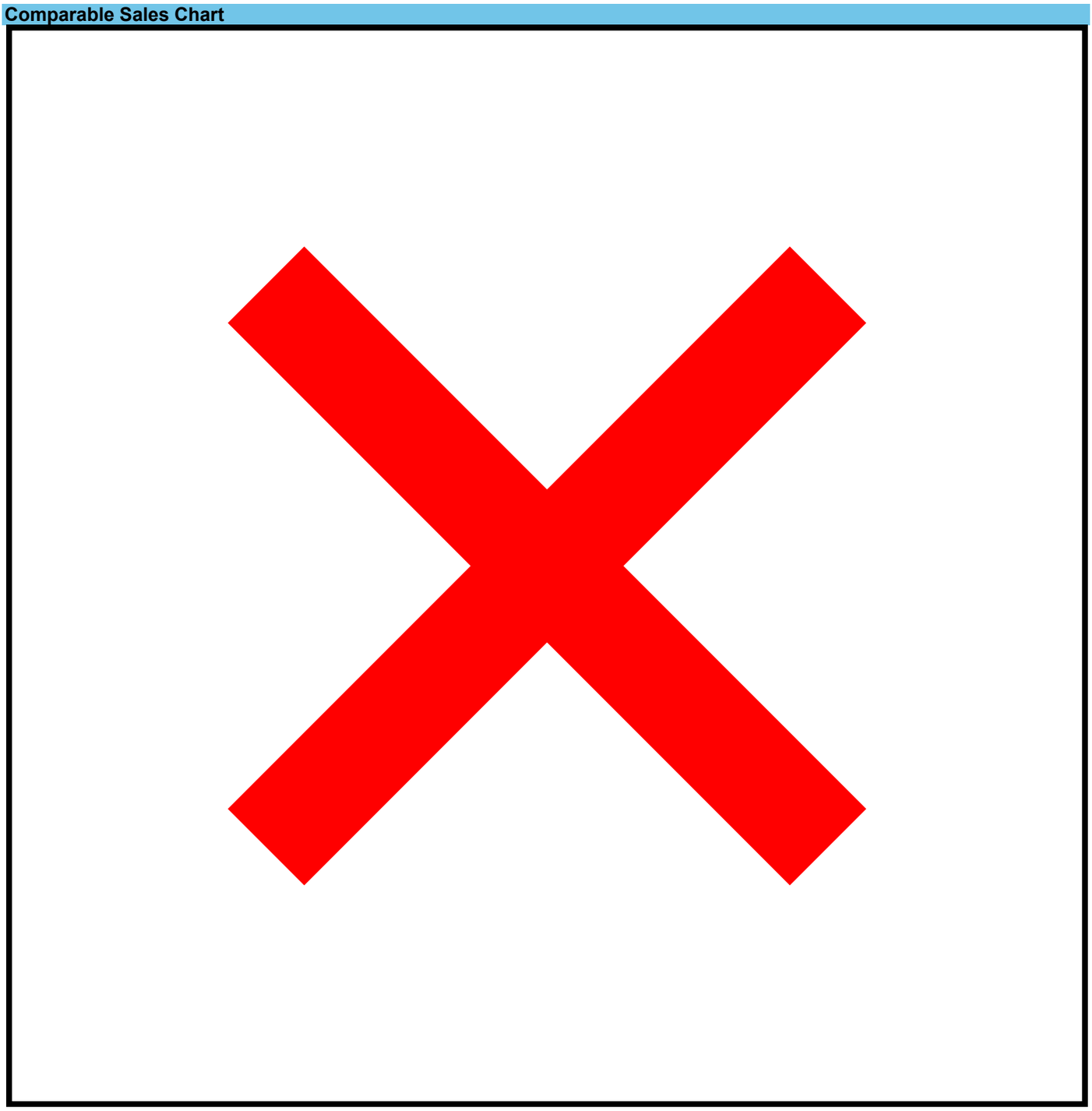
20	.41Mi.	**46 NORWALK AVE** **WHITING, NJ 08759-2233**	09/02/2026	$291,950	$272	1072	//	1978	SF

APN: 19 00102- 10-00022 Document #: 2026071542
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 22 Block: 102.10 Abbreviated Description: Lot:22 Block:102.10 City/Muni/Twp:MANCHESTER TWP City/Muni/Twp: MANCHESTER TWP

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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.

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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.	**45 FALMOUTH AVE**	**03/17/2022**	$204,800	$204,800	1,120		1980		
.01Mi.	**43 FALMOUTH AVE**	**02/24/2006**	$189,400	$189,400	966		1980		
.02Mi.	**39 FALMOUTH AVE**	**10/15/2013**	$252,400	$252,400	1,192		1980		
.02Mi.	**47 FALMOUTH AVE**	**07/27/2011**	$205,200	$205,200	1,192		1980		
.02Mi.	**41 FALMOUTH AVE**	**08/19/2025**	$229,400	$229,400	1,120		1980		
.02Mi.	**49 FALMOUTH AVE**	**05/14/2020**	$178,400	$178,400	858		1980		
.03Mi.	**42 FALMOUTH AVE**	**12/11/2023**	$219,400	$219,400	1,120		1980		
.03Mi.	**37 FALMOUTH AVE**	**03/28/2004**	$199,200	$199,200	1,120		1980		
.03Mi.	**51 FALMOUTH AVE**	**08/20/2004**	$194,100	$194,100	1,120		1980	5,520 SF	
.04Mi.	**35 FALMOUTH AVE**	**07/27/2007**	$199,100	$199,100	1,192		1980		
.04Mi.	**36 FALMOUTH AVE**	**05/24/2024**	$192,500	$192,500	858		1980		
.04Mi.	**44 FALMOUTH AVE**	**01/31/2022**	$180,700	$180,700	966		1980		
.05Mi.	**40 FALMOUTH AVE**	**05/24/2024**	$224,200	$224,200	858		1980		
.05Mi.	**53 FALMOUTH AVE**	**05/14/2020**	$201,300	$201,300	1,120		1980	5,600 SF	
.05Mi.	**31 FALMOUTH AVE**	**09/23/2021**	$226,600	$226,600	1,192		1980	4,900 SF	
.05Mi.	**33 FALMOUTH AVE**	**12/14/2000**	$198,800	$198,800	1,120		1980		

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	80%

Demographics & Income

Median Age:	65.7 years old	Households:	22,807
Median Household Income:	$57,289	Households w/Family:	50%
Household Income Per Capita:	$45,317	Households w/Family Married:	39%
Most Common Education Level:	High School Graduate	Households w/Family Children:	6%

School District

School District Zone:	Manchester Township School District	Students:	2,916
Number of Schools:	6	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.82Mi.	**Whiting Elementary School** Number of Students: 266 Student-Teacher Ratio: 8.95	C+	Public	PK - 5
7.95Mi.	**Manchester Township Middle School** Number of Students: 586 Student-Teacher Ratio: 9.61	C	Public	6 - 8
5.51Mi.	**Manchester Township High School** Number of Students: 947 Student-Teacher Ratio: 10.91 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **45 FALMOUTH AVE, WHITING, NJ 08759-2310** 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	76%	NOTABLY LOWER
BURGLARY	97%	SIMILAR
MOTOR VEHICLE THEFT	0%	NA
FORCIBLE ROBBERY	32%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	153%	NOTABLY HIGHER
FORCIBLE RAPE	21%	SIGNIFICANTLY LOWER
MURDER	103%	SIMILAR
OVERALL	117%	HIGHER

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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