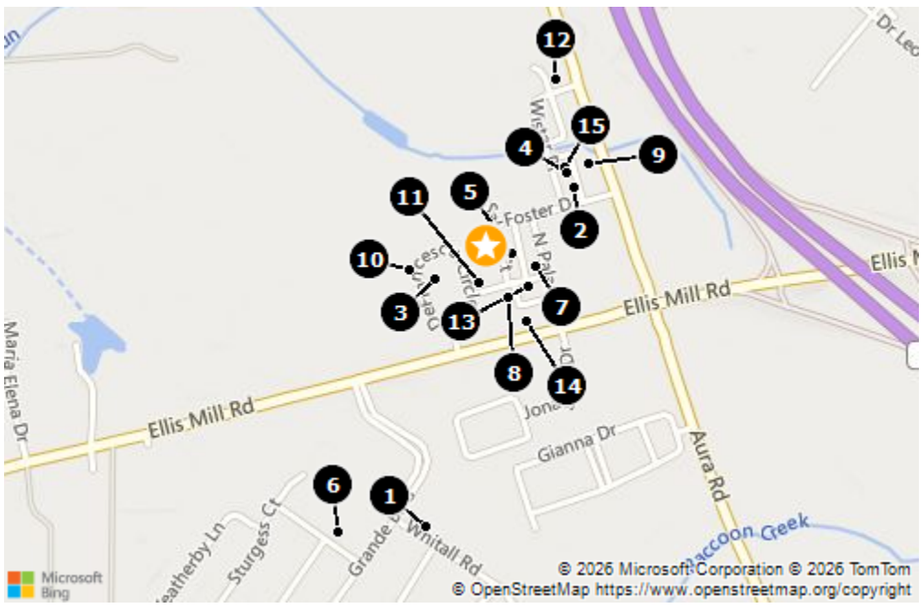
ICE SiteX Report

OrderID: 97944729

SiteX Property Information Report



Subject Property Location

472 SALTER CT, GLASSBORO, NJ 08028-4903

County:	**GLOUCESTER NJ**	Census Tract:	340155014.031010
Property Use:	Single Family Residential	Zoning:	TND
Parcel Number:	06 00198- 01-00032	Thomas Bros Pg-Grid:	

Valuation

Value:	**$523,000**	FSD:	11	Common Confidence Score:	61
Value Range:	$465,470 - $580,530	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$72,000	Market Land Value:	$72,000	Tax Year:	2024
Assd Improvement:	$184,400	Market Improvment Value:	$184,400	Total Taxable Value:	$9,025
Total Assessed Value:	$256,400	Total Assessor Market Value:	$256,400	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 32 Block: 198.01 District: 06 Map Ref: TAX MAP 1.24
City/Muni/Twp: GLASSBORO BORO

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:		Pool:	
Building Area:	2352 SF	Baths:		Fireplace:	
Year Built:	2014	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

Mortgage Record

Recording Date:	05/09/2024	Loan Amount:	N/A
Document #:	13385 BK-PG 18351-244	Loan Type:	FHA
TD Due Date:	05/01/2064	Type Finance:	

Legal Description:
Lot: 32 Block: 198.01
City/Muni/Twp: GLASSBORO BORO

Mortgage Record

Recording Date:	06/20/2023	Loan Amount:	N/A
Document #:	17583 BK-PG 18022-399	Loan Type:	FHA
TD Due Date:	06/01/2040	Type Finance:	

Legal Description:
Lot: 32 Block: 198.01
City/Muni/Twp: GLASSBORO

Mortgage Record

Recording Date:	06/20/2023	Loan Amount:	N/A
Document #:	17583 BK-PG 18022-339	Loan Type:	FHA
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Lot: 32 Block: 198.01
City/Muni/Twp: GLASSBORO

ICE SiteX Report

OrderID: 97944729

Mortgage Record

Recording Date:	06/12/2023	Loan Amount:	N/A
Document #:	16784 BK-PG 18015-155	Loan Type:	FHA
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Lot: 32 Block: 198.01
City/Muni/Twp: GLASSBORO

Prior Transfer

Recording Date:	04/19/2023	Sales Price:	N/A
Document #:	11108 BK-PG 15802-320	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/01/2022	Sales Price:	$279,837
Document #:	32294 BK-PG 15802-320	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/30/2022	Loan Amount:	N/A
Document #:	14369 BK-PG 17532-258	Loan Type:	FHA
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Lot: 32 Block: 198.01
City/Muni/Twp: GLASSBORO BORO

Mortgage Record

Recording Date:	12/29/2020	Loan Amount:	N/A
Document #:	57280 BK-PG 16627-165	Loan Type:	FHA
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Lot: 32 Block: 198.01
City/Muni/Twp: GLASSBORO BORO

Mortgage Record

Recording Date:	05/31/2019	Loan Amount:	N/A
Document #:	19404 BK-PG 15802-320	Loan Type:	FHA
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Lot: 32 Block: 198.01 Section: 1.1 District: 06 Subdivision: CAMELOT PHASE II
City/Muni/Twp: GLASSBORO

Prior Transfer

Recording Date:	05/31/2019	Sales Price:	$285,000 Multiple Parcels Involved in this transaction
Document #:	19403 BK-PG 06094-151	Type of Sale:	Full Amount on Deed
Contract Date:	05/29/2019		
Document Type:			

Legal Description:
Lot: 32 Block: 198.01 Section: 1.1 District: 06 Subdivision: CAMELOT PHASE II Map Ref: MAP 4385
City/Muni/Twp: GLASSBORO

Prior Transfer

Recording Date:	05/29/2019	Sales Price:	$285,000
Document #:	BK-PG 6094 -151	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 32 Block: 198.01 District: 06 Map Ref: TAX MAP 1.24
City/Muni/Twp: GLASSBORO BORO

Area Sales Analysis

Total Area Sales	$6,088,900	Median # of Bedrooms	
Median Lot Size	3,485 SF	Median # of Baths	
Median Living Area	1,908 SF	Median Year Built	2013
Price Range - 2 Yrs	$335,000 to $535,000	Age Range	11 years to 20 years
Median Value	$365,000	Median Age	13 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.36Mi.	**107 WHITALL RD** **GLASSBORO, NJ 08028-3279**	05/06/2026	$415,000	$247	1678	//	2006	6,142 SF	
		APN: 06 00197- 01-00003 Document #: 14298 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 197.01 Subdivision: PLAN LOTS SECTION 1B CAMELOT Abbreviated Description: Lot:3 Block:197.01 Subdivision:PLAN LOTS SECTION 1B CAMELOT City/Muni/Twp:GLASSBORO BORO City/Muni/Twp: GLASSBORO BORO								
2	.13Mi.	**457 WISTAR PL** **GLASSBORO, NJ 08028-4901**	04/15/2026	$345,000	$181	1900	//	2012	2,047 SF	
		APN: 06 00198- 09-00008 Document #: 11780 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 198.09 Abbreviated Description: Lot:8 Block:198.09 City/Muni/Twp:GLASSBORO BORO City/Muni/Twp: GLASSBORO BORO								
3	.08Mi.	**508 DEFRANCESCO CIR** **GLASSBORO, NJ 08028-4905**	03/18/2026	$535,000	$215	2480	//	2015	6,098 SF	
		APN: 06 00198- 02-00002 Document #: 8321								

ICE SiteX Report

OrderID: 97944729

Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 198.02 Abbreviated Description: Lot:2 Block:198.02 City/Muni/Twp:GLASSBORO BORO City/Muni/Twp: GLASSBORO BORO

4	.13Mi.	**449 WISTAR PL** **GLASSBORO, NJ 08028-4901**	03/06/2026	$354,900	$186	1900	//	2011	2,004 SF

APN: 06 00198- 09-00005 Document #: 6914
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 5 Block: 198.09 Abbreviated Description: Lot:5 Block:198.09 City/Muni/Twp:GLASSBORO BORO City/Muni/Twp: GLASSBORO BORO

5	.03Mi.	**475 SALTER CT** **GLASSBORO, NJ 08028-4903**	12/22/2025	$350,000	$183	1907	//	2013	2,178 SF

APN: 06 00198- 05-00007 Document #: 41545
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 7 Block: 198.05 Abbreviated Description: Lot:7 Block:198.05 City/Muni/Twp:GLASSBORO BORO City/Muni/Twp: GLASSBORO BORO

6	.4Mi.	**108 DIGIOVANNI LN** **GLASSBORO, NJ 08028-3234**	11/07/2025	$500,000	$258	1934	//	2015	6,142 SF

APN: 06 00197- 04-00136 Document #: 36577
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 136 Block: 197.04 Abbreviated Description: Lot:136 Block:197.04 City/Muni/Twp:BERKELEY TWP City/Muni/Twp: BERKELEY TWP

7	.07Mi.	**490 N PALACE DR** **GLASSBORO, NJ 08028-3445**	09/11/2025	$355,000	$186	1908	//	2013	2,178 SF

APN: 06 00198- 06-00012 Document #: 29386
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 198.06 Abbreviated Description: Lot:12 Block:198.06 City/Muni/Twp:GLASSBORO BORO City/Muni/Twp: GLASSBORO BORO

8	.07Mi.	**1146 MUNYON DR** **GLASSBORO, NJ 08028-4900**	09/02/2025	$450,000	$199	2252	//	2014	6,534 SF

APN: 06 00198- 03-00006 Document #: 27916
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 6 Block: 198.03 Abbreviated Description: Lot:6 Block:198.03 City/Muni/Twp:ESSEX FELLS TWP City/Muni/Twp: ESSEX FELLS TWP

9	.16Mi.	**462 AURA RD** **GLASSBORO, NJ 08028-3206**	08/26/2025	$380,000	$200	1900	//	2011	3,485 SF

APN: 06 00198- 08-00012 Document #: 27307
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 12 Block: 198.08 Abbreviated Description: Lot:12 Block:198.08 City/Muni/Twp:BURLINGTON TWP City/Muni/Twp: BURLINGTON TWP

10	.1Mi.	**513 DEFRANCESCO CIR** **GLASSBORO, NJ 08028-4905**	07/03/2025	$505,000	$224	2252	//	2015	6,970 SF

APN: 06 00198- 01-00043 Document #: 20652
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 43 Block: 198.01 Abbreviated Description: Lot:43 Block:198.01 City/Muni/Twp:GLASSBORO BORO City/Muni/Twp: GLASSBORO BORO

11	.05Mi.	**587 DEFRANCESCO CIR** **GLASSBORO, NJ 08028-4905**	05/13/2025	$489,000	$229	2132	//	2015	7,841 SF

APN: 06 00198- 01-00037 Document #: 14594
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 37 Block: 198.01 Abbreviated Description: Lot:37 Block:198.01 City/Muni/Twp:GLASSBORO BORO City/Muni/Twp: GLASSBORO BORO

12	.23Mi.	**420 AURA RD** **GLASSBORO, NJ 08028-3206**	05/05/2025	$365,000	$190	1916	//	2011	3,267 SF

APN: 06 00198- 01-00009 Document #: 13597
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 9 Block: 198.01 Abbreviated Description: Lot:9 Block:198.01 City/Muni/Twp:GLASSBORO BORO City/Muni/Twp: GLASSBORO BORO

13	.08Mi.	**1126 MUNYON DR** **GLASSBORO, NJ 08028-4900**	04/28/2025	$360,000	$189	1900	//	2014	2,614 SF

APN: 06 00198- 04-00002 Document #: 12732
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 198.04 Abbreviated Description: Lot:2 Block:198.04 City/Muni/Twp:HELMETTA BORO City/Muni/Twp: HELMETTA BORO

14	.1Mi.	**1133 ELLIS MILL RD** **GLASSBORO, NJ 08028-3214**	03/06/2025	$350,000	$182	1914	//	2014	3,485 SF

APN: 06 00198- 03-00008 Document #: 6959
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 8 Block: 198.03 Abbreviated Description: Lot:8 Block:198.03 City/Muni/Twp:CHESTER BORO City/Muni/Twp: CHESTER BORO

15	.14Mi.	**445 WISTAR PL** **GLASSBORO, NJ 08028-4901**	03/03/2025	$335,000	$175	1907	//	2011	2,004 SF

APN: 06 00198- 09-00003 Document #: 6506
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 198.09 Abbreviated Description: Lot:3 Block:198.09 City/Muni/Twp:BERLIN TWP City/Muni/Twp: BERLIN TWP

Comparable Sales Chart



ICE SiteX Report

OrderID: 97944729

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.	**472 SALTER CT**	**05/29/2019**	$256,400	$256,400	2,352		2014	6,098 SF	
.01Mi.	**476 SALTER CT**	**08/25/2021**	$241,400	$241,400	2,184		2011	6,098 SF	
.01Mi.	**468 SALTER CT**	**10/20/2016**	$219,900	$219,900	1,992		2012	6,098 SF	
.02Mi.	**480 SALTER CT**	**09/20/2012**	$250,100	$250,100	2,132		2011	6,098 SF	
.02Mi.	**464 SALTER CT**	**06/20/2018**	$248,400	$248,400	2,132		2011	6,098 SF	
.02Mi.	**579 DEFRANCESCO CIR**	**03/25/2013**	$280,100	$280,100	1,742		2013	7,405 SF	
.02Mi.	**581 DEFRANCESCO CIR**	**08/29/2013**	$267,000	$267,000	2,324		2013	6,098 SF	
.03Mi.	**465 SALTER CT**	**02/12/2016**	$190,500	$190,500	1,907		2013	2,178 SF	
.03Mi.	**467 SALTER CT**	**04/20/2023**	$196,400	$196,400	1,916		2013	3,049 SF	
.03Mi.	**583 DEFRANCESCO CIR**	**04/15/2020**	$235,000	$235,000	2,112		2011	6,098 SF	
.03Mi.	**463 SALTER CT**	**12/09/2022**	$190,500	$190,500	1,907		2013	2,178 SF	
.03Mi.	**471 SALTER CT**	**12/19/2013**	$195,400	$195,400	1,900		2013	3,049 SF	
.03Mi.	**484 SALTER CT**	**11/11/2013**	$253,900	$253,900	2,272		2013	6,098 SF	
.03Mi.	**460 SALTER CT**	**09/18/2012**	$255,700	$255,700	2,324		2012	6,098 SF	
.03Mi.	**461 SALTER CT**	**02/20/2018**	$197,900	$197,900	1,916		2013	4,356 SF	
.03Mi.	**473 SALTER CT**	**08/30/2013**	$190,500	$190,500	1,907		2013	2,178 SF	

Rent vs. Own

Households Occupied by Renters:	35%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	33.7 years old	Households:	7,685
Median Household Income:	$82,832	Households w/Family:	60%
Household Income Per Capita:	$44,410	Households w/Family Married:	44%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	23%

School District

School District Zone:	Glassboro Borough School District	Students:	1,979
Number of Schools:	4	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.55Mi.	**Glassboro Intermediate School** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	7 - 8
1.47Mi.	**J. Harvey Rodgers School** Number of Students: 274 Student-Teacher Ratio: 11.09	NA	Public	PK - KG
2.08Mi.	**Thomas E. Bowe School** Number of Students: 412 Student-Teacher Ratio: 10.87	C	Public	4 - 6
2.95Mi.	**Dorthy L. Bullock School** Number of Students: 701 Student-Teacher Ratio: 11.95	C-	Public	1 - 3
2.11Mi.	**Glassboro High School** Number of Students: 561 Student-Teacher Ratio: 11.1 Advanced Placement: Yes	C	Public	9 - 12

Flood Report

The Subject Property of **472 SALTER CT, GLASSBORO, NJ 08028-4903** 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.

ICE SiteX Report

OrderID: 97944729

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	118%	HIGHER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	113%	HIGHER
FORCIBLE RAPE	153%	NOTABLY HIGHER
MURDER	116%	HIGHER
OVERALL	110%	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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