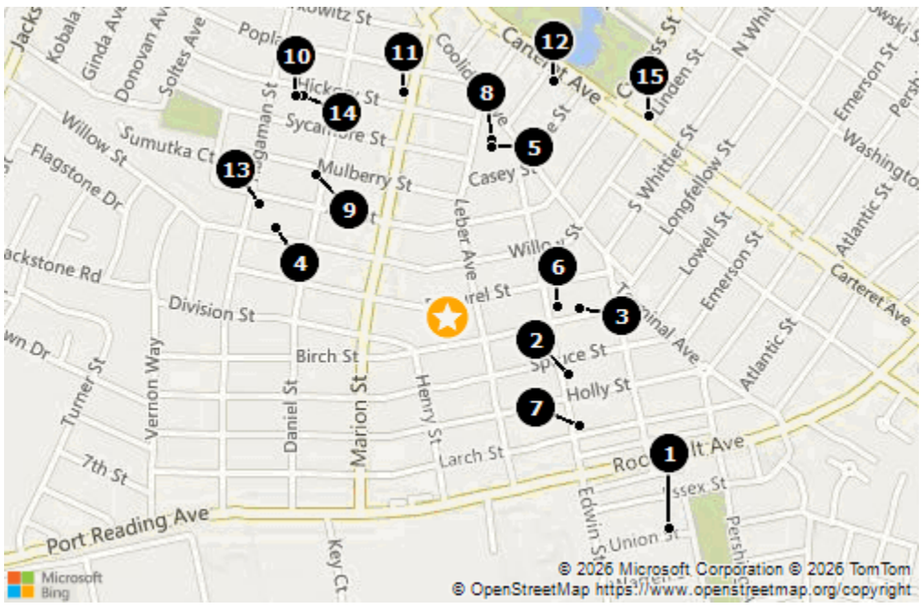
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

49 LAUREL ST, CARTERET, NJ 07008-2447

County:	**MIDDLESEX NJ**	Census Tract:	340230038.013024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	01 04403-0000-00010	Thomas Bros Pg-Grid:	

Valuation

Value:	**$543,000**	FSD:	14	Common Confidence Score:	45
Value Range:	$466,980 - $619,020	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$322,500	Market Land Value:	$322,500	Tax Year:	2025
Assd Improvement:	$133,100	Market Improvment Value:	$133,100	Total Taxable Value:	$7,144
Total Assessed Value:	$455,600	Total Assessor Market Value:	$455,600	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Block: 4403 District: 01 Map Ref: TAX MAP 44
City/Muni/Twp: CARTERET BORO

Property Characteristics

Lot Size:	5,000 SF	Bedrooms:		Pool:	
Building Area:	1720 SF	Baths:		Fireplace:	
Year Built:	1953	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:	12/27/2024	Loan Amount:	N/A
Document #:	2024075402 BK-PG 19627-608	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 10 Block: 4403
City/Muni/Twp: ALLENDALE BORO

Prior Transfer

Recording Date:	12/14/2021	Sales Price:	$400,000
Document #:	2021151167 BK-PG 18746-535	Type of Sale:	Full Amount on Deed
Contract Date:	10/26/2021		
Document Type:			

Legal Description:
Lot: 10 Block: 4403
City/Muni/Twp: CARTERET BORO

Prior Transfer

Recording Date:	11/24/2021	Sales Price:	$368,600
Document #:	2021145261 BK-PG 18198-1962	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	10/26/2021	Sales Price:	$400,000
Document #:	BK-PG 18746 -535	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Block: 4403 District: 01 Map Ref: TAX MAP 44
City/Muni/Twp: CARTERET BORO

Prior Transfer

Recording Date:	12/24/2020	Sales Price:	$380,000
Document #:	2020134082 BK-PG 18198-1956	Type of Sale:	Full Amount on Deed
Contract Date:	12/15/2020		
Document Type:			

Legal Description:
Lot: 10 Block: 4403
City/Muni/Twp: CARTERET BORO

Prior Transfer

Recording Date:	09/23/2020	Sales Price:	$248,000
Document #:	2020090625 BK-PG 18043-382	Type of Sale:	Full Amount on Deed
Contract Date:	03/11/2020		
Document Type:			

Legal Description:
Lot: 10 Block: 4403
City/Muni/Twp: CARTERET

Prior Transfer

Recording Date:	11/13/2018	Sales Price:	$194,989
Document #:	201800097519 BK-PG 17068-1138	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/25/2018	Loan Amount:	N/A
Document #:	201800006594 BK-PG 17068-1138	Loan Type:	New Conventional
TD Due Date:	01/01/2048	Type Finance:	

Legal Description:
Lot: 10 Block: 4403 District: 01
City/Muni/Twp: BOROUGH OF CARTERET

Area Sales Analysis

Total Area Sales	$7,780,542	Median # of Bedrooms	
Median Lot Size	5,000 SF	Median # of Baths	
Median Living Area	1,584 SF	Median Year Built	1953
Price Range - 2 Yrs	$220,542 to $800,000	Age Range	17 years to 119 years
Median Value	$520,000	Median Age	73 years

Comparable Sales Data

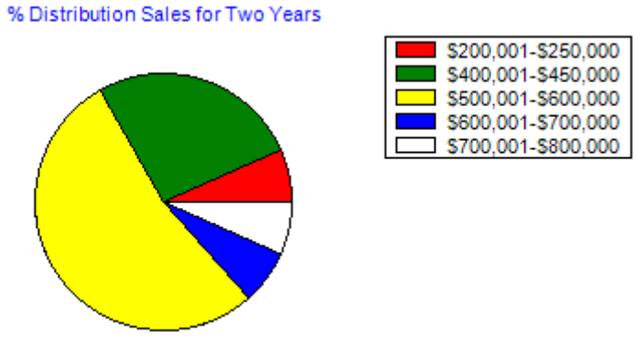
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.37Mi.	**39 UNION ST** **CARTERET, NJ 07008-3323**	10/06/2026	$800,000	$376	2124	//	1907	2,500 SF	
		APN: 01 07603-0000-00012 Document #: 2026064454 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 7603 Abbreviated Description: Lot:12 Block:7603 City/Muni/Twp:CARTERET BORO City/Muni/Twp: CARTERET BORO								
2	.16Mi.	**21 SPRUCE ST** **CARTERET, NJ 07008-2433**	10/01/2026	$510,000	$524	972	//	1962	5,000 SF	
		APN: 01 07208-0000-00001 Document #: 2026063535 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 7208 Abbreviated Description: Lot:1 Block:7208 City/Muni/Twp:CARTERET BORO City/Muni/Twp: CARTERET BORO								
3	.16Mi.	**16 BIRCH ST** **CARTERET, NJ 07008-2406**	09/28/2026	$520,000	$281	1848	//	1953	5,000 SF	
		APN: 01 07106-0000-00013 Document #: 2026062713 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 7106 Abbreviated Description: Lot:13 Block:7106 City/Muni/Twp:CARTERET BORO City/Muni/Twp: CARTERET BORO								
4	.24Mi.	**96 WILLOW ST** **CARTERET, NJ 07008-1923**	08/14/2026	$440,000	$470	936	//	1956	5,000 SF	
		APN: 01 04301-0000-00012 Document #: 2026052272 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 4301 Abbreviated Description: Lot:12 Block:4301 City/Muni/Twp:CARTERET BORO City/Muni/Twp: CARTERET BORO								
5	.22Mi.	**86 LEBER AVE** **CARTERET, NJ 07008-1939**	08/07/2026	$510,000	$379	1344	//	1953	5,000 SF	
		APN: 01 04501-0000-00005 Document #: 2026050855 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 4501 Abbreviated Description: Lot:5 Block:4501 City/Muni/Twp:CARTERET BORO City/Muni/Twp: CARTERET BORO								
6	.14Mi.	**46 ARTHUR AVE** **CARTERET, NJ 07008-2462**	08/05/2026	$550,000	$347	1584	//	1953	5,000 SF	
		APN: 01 07106-0000-00016 Document #: 2026050368 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 7106 Abbreviated Description: Lot:16 Block:7106 City/Muni/Twp:CARTERET BORO City/Muni/Twp: CARTERET BORO								
7	.21Mi.	**14 LARCH ST** **CARTERET, NJ 07008-2450**	08/03/2026	$450,000	$298	1508	//	2009	5,000 SF	
		APN: 01 07209-0000-00017 Document #: 2026049594 Document Type: Price Code: D Land Use: Single Family Residential								

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	Legal: Lot: 17 Block: 7209 Abbreviated Description: Lot:17 Block:7209 City/Muni/Twp:CARTERET BORO City/Muni/Twp: CARTERET BORO								
8	.23Mi.	**88 LEBER AVE** **CARTERET, NJ 07008-1939**	07/31/2026	$700,000	$336	2078	//	1953	5,000 SF
	APN: 01 04501-0000-00006 Document #: 2026049199 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 6 Block: 4501 Abbreviated Description: Lot:6 Block:4501 City/Muni/Twp:CARTERET BORO City/Muni/Twp: CARTERET BORO								
9	.24Mi.	**73 DANIEL ST** **CARTERET, NJ 07008-1906**	07/28/2026	$540,000	$303	1781	//	1953	5,000 SF
	APN: 01 04009-0000-00009 Document #: 2026048168 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 9 Block: 4009 Abbreviated Description: Lot:9 Block:4009 City/Muni/Twp:CARTERET BORO City/Muni/Twp: CARTERET BORO								
10	.33Mi.	**97 HICKORY ST** **CARTERET, NJ 07008-2028**	07/22/2026	$575,000	$323	1780	//	1953	5,000 SF
	APN: 01 04007-0000-00005 Document #: 2026046603 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 5 Block: 4007 Abbreviated Description: Lot:5 Block:4007 City/Muni/Twp:CARTERET BORO City/Muni/Twp: CARTERET BORO								
11	.28Mi.	**93 MARION ST** **CARTERET, NJ 07008-2024**	07/22/2026	$530,000	$382	1384	//	1953	5,000 SF
	APN: 01 04203-0000-00003 Document #: 2026046974 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 3 Block: 4203 Abbreviated Description: Lot:3 Block:4203 City/Muni/Twp:CARTERET BORO City/Muni/Twp: CARTERET BORO								
12	.31Mi.	**191 CARTERET AVE** **CARTERET, NJ 07008-2155**	07/20/2026	$435,000	$243	1785	//	1949	6,250 SF
	APN: 01 04604-0000-00002 Document #: 2026045882 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 2 Block: 4604 Abbreviated Description: Lot:2 Block:4604 City/Muni/Twp:CARTERET BORO City/Muni/Twp: CARTERET BORO								
13	.27Mi.	**64 HAGAMAN ST** **CARTERET, NJ 07008-1917**	07/20/2026	$220,542	$172	1278	//	1961	5,000 SF
	APN: 01 04301-0000-00002 Document #: 2026045670 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 2 Block: 312 Abbreviated Description: Lot:2 Block:312 City/Muni/Twp:CARTERET BORO City/Muni/Twp: CARTERET BORO								
14	.32Mi.	**95 HICKORY ST** **CARTERET, NJ 07008-2028**	07/15/2026	$550,000	$299	1836	//	1953	5,000 SF
	APN: 01 04007-0000-00006 Document #: 2026044431 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 6 Block: 4007 Abbreviated Description: Lot:6 Block:4007 City/Muni/Twp:CARTERET BORO City/Muni/Twp: CARTERET BORO								
15	.35Mi.	**156 CARTERET AVE** **CARTERET, NJ 07008-2565**	07/10/2026	$450,000	$315	1427	//	1941	5,000 SF
	APN: 01 06601-0000-00001 Document #: 2026043352 Document Type: Price Code: D Land Use: Single Family Residential								
	Legal: Lot: 1 Block: 6601 Abbreviated Description: Lot:1 Block:6601 City/Muni/Twp:CARTERET BORO City/Muni/Twp: CARTERET 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.

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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.	**49 LAUREL ST**	**10/26/2021**	$455,600	$455,600	1,720		1953	5,000 SF	
.01Mi.	**51 LAUREL ST**	**05/20/2022**	$485,100	$485,100	1,724		1953	5,000 SF	
.01Mi.	**47 LAUREL ST**	**06/11/2001**	$523,300	$523,300	1,788		1953	5,000 SF	
.02Mi.	**50 BIRCH ST**	**06/07/2021**	$525,400	$525,400	1,700		1953	5,000 SF	
.02Mi.	**52 BIRCH ST**	**10/25/2022**	$481,700	$481,700	1,584		1953	5,000 SF	
.02Mi.	**48 BIRCH ST**	**05/20/2022**	$480,700	$480,700	1,584		1953	5,000 SF	
.02Mi.	**53 LAUREL ST**	**07/26/2002**	$529,500	$529,500	1,228		1953	7,500 SF	
.02Mi.	**47 LEBER AVE**	**06/18/1993**	$656,300	$656,300	1,900		1953	5,000 SF	
.02Mi.	**49 LEBER AVE**	**07/12/2005**	$521,700	$521,700	1,749		1953	5,000 SF	
.03Mi.	**54 BIRCH ST**	**04/20/2005**	$460,000	$460,000	1,764		1953	5,000 SF	
.03Mi.	**45 LEBER AVE**		$525,600	$525,600	1,910		1953	5,000 SF	
.03Mi.	**50 LAUREL ST**	**08/01/2002**	$450,500	$450,500	1,752		1953	5,000 SF	
.03Mi.	**48 LAUREL ST**	**05/24/2023**	$529,100	$529,100	1,368		1953	5,000 SF	
.03Mi.	**52 LAUREL ST**	**11/28/2016**	$480,600	$480,600	1,408		1958	5,000 SF	
.03Mi.	**43 LEBER AVE**	**06/13/2022**	$570,500	$570,500	2,220		1953	5,000 SF	
.03Mi.	**51 LEBER AVE**		$465,200	$465,200	1,820		1953	5,000 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	37.4 years old	Households:	8,677
Median Household Income:	$78,472	Households w/Family:	73%
Household Income Per Capita:	$35,820	Households w/Family Married:	50%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

School District

School District Zone:	Carteret Borough School District	Students:	4,015
Number of Schools:	6	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.52Mi.	**Columbus Elementary School** Number of Students: 642 Student-Teacher Ratio: 11.31	D	Public	PK - 4
0.52Mi.	**Carteret High School** Number of Students: 1,188 Student-Teacher Ratio: 13.62 Advanced Placement: Yes	D	Public	9 - 12
0.52Mi.	**Carteret Middle School** Number of Students: 540 Student-Teacher Ratio: 11.19	D+	Public	5 - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	95%	SIMILAR
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	100%	SIMILAR
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	97%	SIMILAR
FORCIBLE RAPE	120%	HIGHER
MURDER	89%	LOWER
OVERALL	98%	SIMILAR

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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