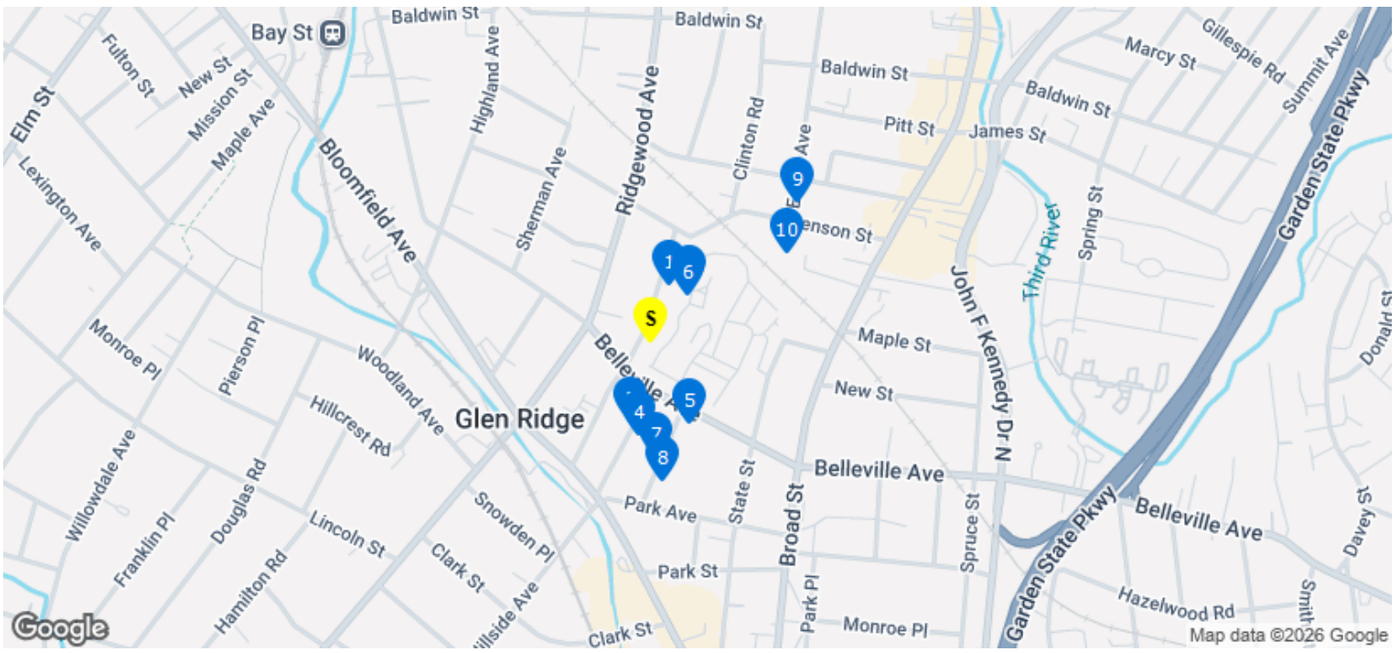
ICE SiteX Report

OrderID: 98745855

SiteX Property Information Report



Subject Property Location

50 HIGH ST, GLEN RIDGE, NJ 07028-2317

County:	**ESSEX NJ**	Census Tract:	0160.00
Property Use:	Single Family Residential	Zoning:	R3
Parcel Number:	08 00081-0000-00023	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,128,000**	FSD:	23	Common Confidence Score:	29
Value Range:	$868,560 - $1,387,440	ICE Confidence Score:	77		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$470,300	Market Land Value:	$470,300	Tax Year:	2025
Assd Improvement:	$495,500	Market Improvment Value:	$495,500	Total Taxable Value:	$17,610
Total Assessed Value:	$965,800	Total Assessor Market Value:	$965,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 23 Block: 81 District: 08 Map Ref: TAX MAP 25

Abbreviated Description:	LOT:23 BLK:81 DIST:08 CITY:GLEN RIDGE TWP MAP REF:TAX MAP 25
City/Muni/Twp:	GLEN RIDGE TWP

Property Characteristics

Lot Size:	3,685 SF	Bedrooms:		Pool:	
Building Area:	2264 SF	Baths:		Fireplace:	
Year Built:	1911	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:	10/26/2010	Loan Amount:	N/A
Document #:	10079759 BK-PG 12278-8973	Loan Type:	Credit Line (Revolving)
Contract Date:	10/13/2010		
TD Due Date:		Type Finance:	VAR

Legal Description:
Block: 81 District: 08 Map Ref: 0
City/Muni/Twp: GLEN RIDGE TWP

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 81 District: 08
City/Muni/Twp: GLEN RIDGE TWP

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Area Sales Analysis

Total Area Sales	$10,107,138	Median # of Bedrooms	
Median Lot Size	3,999 SF	Median # of Baths	
Median Living Area	2,004 SF	Median Year Built	1910
Price Range - 2 Yrs	$700,000 to $1,444,000	Age Range	112 years to 118 years
Median Value	$942,500	Median Age	116.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**194 HILLSIDE AVE** **GLEN RIDGE, NJ 07028-2333**	08/26/2026	$1,080,000	$393	2748	//	1908	3,629 SF	
		APN: 08 00089-0000-00016 Document #: 2026056852 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 16 Block: 89 Abbreviated Description: Lot:16 Block:89 City/Muni/Twp:GLEN RIDGE BORO City/Muni/Twp: GLEN RIDGE BORO								
2	.13Mi.	**521 BELLEVILLE AVE** **GLEN RIDGE, NJ 07028-1411**	07/17/2026	$1,200,000	$611	1964	//	1910	7,919 SF	
		APN: 08 00078-0000-00006 Document #: 2026047461 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 6 Block: 78 Abbreviated Description: Lot:6 Block:78 City/Muni/Twp:GLEN RIDGE BORO City/Muni/Twp: GLEN RIDGE BORO								
3	.15Mi.	**193 HILLSIDE AVE** **GLEN RIDGE, NJ 07028-2337**	08/25/2026	$1,098,144	$359	3058	//	1910	4,931 SF	
		APN: 08 00088-0000-00007 Document #: 2026056564 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 88 Abbreviated Description: Lot:7 Block:88 City/Muni/Twp:GLEN RIDGE BORO City/Muni/Twp: GLEN RIDGE BORO								
4	.19Mi.	**296 RIDGEWOOD AVE** **GLEN RIDGE, NJ 07028-1407**	07/22/2026	$1,520,000	$642	2366	//	1897	SF	
		APN: 08 00099-0000-00005 Document #: 2026048291 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 99 Abbreviated Description: Lot:5 Block:99 City/Muni/Twp:GLEN RIDGE BORO City/Muni/Twp: GLEN RIDGE BORO								
5	.22Mi.	**56 BENSON ST** **GLEN RIDGE, NJ 07028-2313**	10/07/2026	$1,444,000	$804	1795	//	1908	SF	
		APN: 08 00085-0000-00003 Document #: 2026065968 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 85 Abbreviated Description: Lot:3 Block:85 City/Muni/Twp:GLEN RIDGE BORO City/Muni/Twp: GLEN RIDGE BORO								
6	.22Mi.	**49-55 PARK AVE** **BLOOMFIELD, NJ 07003-2621**	09/23/2026	$424,000			//	1926	SF	
		APN: 02 00249-0000-00007 Document #: 2026062751 Document Type: Deed Price Code: Land Use: Exempt (full or partial) Legal: Lot: 7 Block: 249 Subdivision: PARK CENTER Legal Unit: 46 Abbreviated Description: Lot:7 Block:249 Subdivision:PARK CENTER Legal Unit:46 Abbreviated Description:BUILDING 55 City/Muni/Twp:BLOOMFIELD TWP City/Muni/Twp: BLOOMFIELD TWP								
7	.22Mi.	**55 PARK AVE** **BLOOMFIELD, NJ 07003-2662**	08/31/2026	$200,000	$215	932	/2/	1926	SF	
		APN: 02 00249-0000-00007-0000-C0038 Document #: 2026058007 Document Type: Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Lot: 7 Block: 249 Subdivision: PARK CENTER Legal Unit: 31 Abbreviated Description: Lot:7 Block:249 Subdivision:PARK CENTER Legal Unit:31 Abbreviated Description:BUILDING 55 City/Muni/Twp:BLOOMFIELD TWP City/Muni/Twp: BLOOMFIELD TWP								
8	.22Mi.	**49 PARK AVE** **BLOOMFIELD, NJ 07003-2621**	08/10/2026	$295,000	$516	572	/1/	1926	SF	
		APN: 02 00249-0000-00007-0000-C0005 Document #: 2026052540 Document Type: Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Lot: 7 Block: 249 Subdivision: PARK CENTER Legal Unit: 5 Abbreviated Description: Lot:7 Block:249 Subdivision:PARK CENTER Legal Unit:5 City/Muni/Twp:BLOOMFIELD TWP City/Muni/Twp: BLOOMFIELD TWP								
9	.23Mi.	**52 BENSON ST** **BLOOMFIELD, NJ 07003-2722**	10/09/2026	$858,000	$526	1632	//	1910	17,515 SF	
		APN: 02 00511-0000-00002 Document #: 2026066448 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 2 Block: 511 Abbreviated Description: Lot:2 Block:511 City/Muni/Twp:BLOOMFIELD TWP City/Muni/Twp: BLOOMFIELD TWP								
10	.32Mi.	**25 CLARK ST** **GLEN RIDGE, NJ 07028-2222**	07/27/2026	$915,000	$467	1961	//	2007	1,961 SF	
		APN: 08 00062-0000-00006-0000-C0205 Document #: 2026049273 Document Type: Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Lot: 6 Block: 62 Subdivision: LOFTS IN THE THE GLEN CONDOMINIUM Legal Unit: 205 Abbreviated Description: Lot:6 Block:62 Subdivision:LOFTS IN THE THE GLEN CONDOMINIUM Legal Unit:205 City/Muni/Twp:GLEN RIDGE BORO City/Muni/Twp: GLEN RIDGE BORO								
11	.36Mi.	**60 CLINTON RD** **GLEN RIDGE, NJ 07028-2429**	09/01/2026	$1,190,000	$771	1544	//	1965	SF	
		APN: 08 00104-0000-00014 Document #: 2026058271 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 14 Block: 104 Abbreviated Description: Lot:14 Block:104 City/Muni/Twp:GLEN RIDGE BORO City/Muni/Twp: GLEN RIDGE BORO								
12	.37Mi.	**46 STATE ST** **BLOOMFIELD, NJ 07003-2529**	10/07/2026	$880,000	$366	2402	//	1885	6,212 SF	
		APN: 02 00244-0000-00038 Document #: 2026065855 Document Type: Deed Price Code: A Land Use: Triplex (3 units, any combination) Legal: Lot: 38 Block: 244 Abbreviated Description: Lot:38 Block:244 City/Muni/Twp:BLOOMFIELD TWP City/Muni/Twp: BLOOMFIELD TWP								
13	.39Mi.	**29 HILLCREST RD** **GLEN RIDGE, NJ 07028-1202**	09/18/2026	$2,999,999	$501	5990	//	1934	SF	
		APN: 08 00056-0000-00010 Document #: 2026062067 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 10 Block: 56 Abbreviated Description: Lot:10 Block:56 City/Muni/Twp:GLEN RIDGE BORO City/Muni/Twp: GLEN RIDGE BORO								
14	.41Mi.	**103 HIGHLAND AVE** **GLEN RIDGE, NJ 07028-1421**	07/22/2026	$2,124,000	$726	2926	//	1907	SF	
		APN: 08 00073-0000-00010 Document #: 2026048328								

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Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 10 Block: 73 Abbreviated Description: Lot:10 Block:73 City/Muni/Twp:GLEN RIDGE BORO City/Muni/Twp: GLEN RIDGE BORO

15	.43Mi.	**26 PITT ST** **BLOOMFIELD, NJ 07003-2733**	08/31/2026	$405,000	$154	2634	//	1890	7,100 SF

APN: 02 00572-0000-00035 Document #: 2026057754
Document Type: Deed Price Code:
Land Use: Duplex (2 units, any combination)
Legal: Lot: 35 Block: 572 Abbreviated Description: Lot:35 Block:572 City/Muni/Twp:BLOOMFIELD TWP City/Muni/Twp: BLOOMFIELD TWP

16	.43Mi.	**190 RIDGEWOOD AVE** **GLEN RIDGE, NJ 07028-1228**	08/13/2026	$2,999,999	$434	6911	//	1898	55,757 SF

APN: 08 00058-0000-00014 Document #: 2026053712
Document Type: Deed Price Code: A
Land Use: Single Family Residential
Legal: Lot: 14 Block: 58 Abbreviated Description: Lot:14 Block:58 City/Muni/Twp:GLEN RIDGE BORO City/Muni/Twp: GLEN RIDGE BORO

17	.44Mi.	**100 GLEN RIDGE AVE** **GLEN RIDGE, NJ 07028-1400**	07/24/2026	$835,000	$496	1684	//	1995	SF

APN: 08 00070-0000-00027-0000-C0016 Document #: 2026049049
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 27 Block: 70 Legal Unit: 16 Abbreviated Description: Lot:27 Block:70 Legal Unit:16 City/Muni/Twp:GLEN RIDGE BORO City/Muni/Twp: GLEN RIDGE BORO

18	.44Mi.	**100 GLEN RIDGE AVE** **GLEN RIDGE, NJ 07028-1400**	07/15/2026	$750,000	$445	1684	//	1995	SF

APN: 08 00070-0000-00027-0000-C0012 Document #: 2026046311
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 27 Block: 70 Subdivision: RIDGEMONT Legal Unit: 12 Abbreviated Description: Lot:27 Block:70 Subdivision:RIDGEMONT Legal Unit:12 Abbreviated Description:BUILDING II City/Muni/Twp:GLEN RIDGE BORO City/Muni/Twp: GLEN RIDGE BORO

19	.45Mi.	**254 SPRUCE ST** **BLOOMFIELD, NJ 07003-3644**	10/14/2026	$440,000	$401	1096	//	1865	5,001 SF

APN: 02 00515-0000-00024 Document #: 2026067499
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Block: 515 Abbreviated Description: Lot:24 Block:515 City/Muni/Twp:BLOOMFIELD TWP City/Muni/Twp: BLOOMFIELD TWP

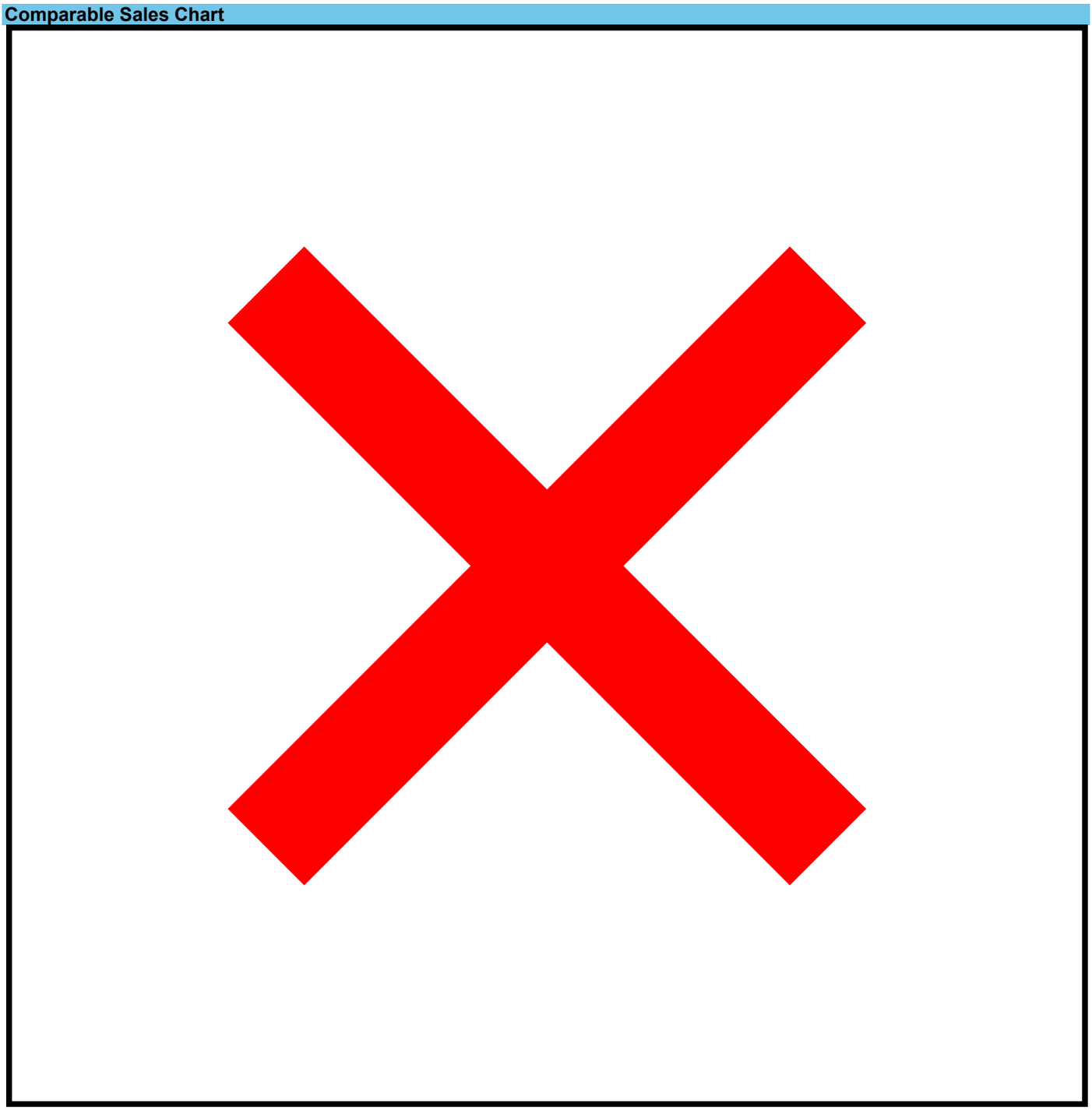
20	.46Mi.	**76 HILLSIDE AVE** **LIVINGSTON, NJ 07039-2818**	09/14/2026	$1,999,000			//		20,887 SF

APN: 10 03901-0000-00079- 01 Document #: 2026060454
Document Type: Deed Price Code: A
Land Use: Vacant Land (General)
Legal: Lot: 79.01 Block: 3901 Abbreviated Description: Lot:79.01 Block:3901 City/Muni/Twp:LIVINGSTON TWP City/Muni/Twp: LIVINGSTON 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.	**50 HIGH ST**		$965,800	$965,800	2,264		1911	3,685 SF	
.01Mi.	**48 HIGH ST**	**08/22/1997**	$915,100	$915,100	1,803		1912		
.01Mi.	**52 HIGH ST**	**01/22/2007**	$958,600	$958,600	1,705		1912	3,920 SF	
.01Mi.	**46 HIGH ST**	**12/14/2017**	$1,370,200	$1,370,200	2,828		1900		
.01Mi.	**56 HIGH ST**	**08/29/1997**	$964,400	$964,400	1,948		1906	3,920 SF	
.02Mi.	**42 HIGH ST**	**09/24/2020**	$906,100	$906,100	1,693		1910	3,402 SF	
.03Mi.	**64 HIGH ST**		$936,500	$936,500	2,018		1910	7,841 SF	
.03Mi.	**40 HIGH ST**	**12/18/2013**	$968,000	$968,000	1,906		1912	3,899 SF	
.03Mi.	**51 HIGH ST**	**09/17/2012**	$926,600	$926,600	1,764		1910	3,999 SF	
.03Mi.	**53 HIGH ST**	**04/29/1994**	$825,100	$825,100	1,631		1932		
.03Mi.	**55 HIGH ST**	**02/12/2025**	$1,026,900	$1,026,900	2,022		1911	3,999 SF	
.03Mi.	**49 HIGH ST**		$804,100	$804,100	1,180		1923	3,999 SF	
.03Mi.	**261 RIDGEWOOD AVE**	**10/06/1993**	$2,061,100	$2,061,100	4,472		1903		
.03Mi.	**471 BELLEVILLE AVE**	**07/19/2005**	$742,600	$742,600	1,695		1920		
.03Mi.	**57 HIGH ST**	**11/29/2001**	$896,500	$896,500	1,571		1910	3,999 SF	
.03Mi.	**47 HIGH ST**	**07/07/2022**	$847,000	$847,000	1,196		1925	3,938 SF	

Rent vs. Own

Households Occupied by Renters:	7%	Households Occupied by Owners:	91%

Demographics & Income

Median Age:	39.7 years old	Households:	2,828
Median Household Income:	$207,642	Households w/Family:	85%
Household Income Per Capita:	$91,406	Households w/Family Married:	78%
Most Common Education Level:	Graduate Degree	Households w/Family Children:	46%

School District

School District Zone:	Glen Ridge Borough School District	Students:	1,768
Number of Schools:	5	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.36Mi.	**Glen Ridge High School** Number of Students: 799 Student-Teacher Ratio: 10.8 Advanced Placement: Yes	A	Public	7 - 12
0.16Mi.	**Ridgewood Avenue School** Number of Students: 540 Student-Teacher Ratio: 13.33	A+	Public	3 - 6
1.24Mi.	**Forest Avenue Elementary School** Number of Students: 127 Student-Teacher Ratio: 11.04	NA	Public	PK - 2

Flood Report

The Subject Property of **50 HIGH ST, GLEN RIDGE, NJ 07028-2317** 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	38%	SIGNIFICANTLY LOWER
BURGLARY	19%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	55%	NOTABLY LOWER
FORCIBLE ROBBERY	126%	HIGHER
AGGRAVATED ASSAULT	20%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	96%	SIMILAR
MURDER	29%	SIGNIFICANTLY LOWER
OVERALL	23%	SIGNIFICANTLY LOWER

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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ICE SiteX Report

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