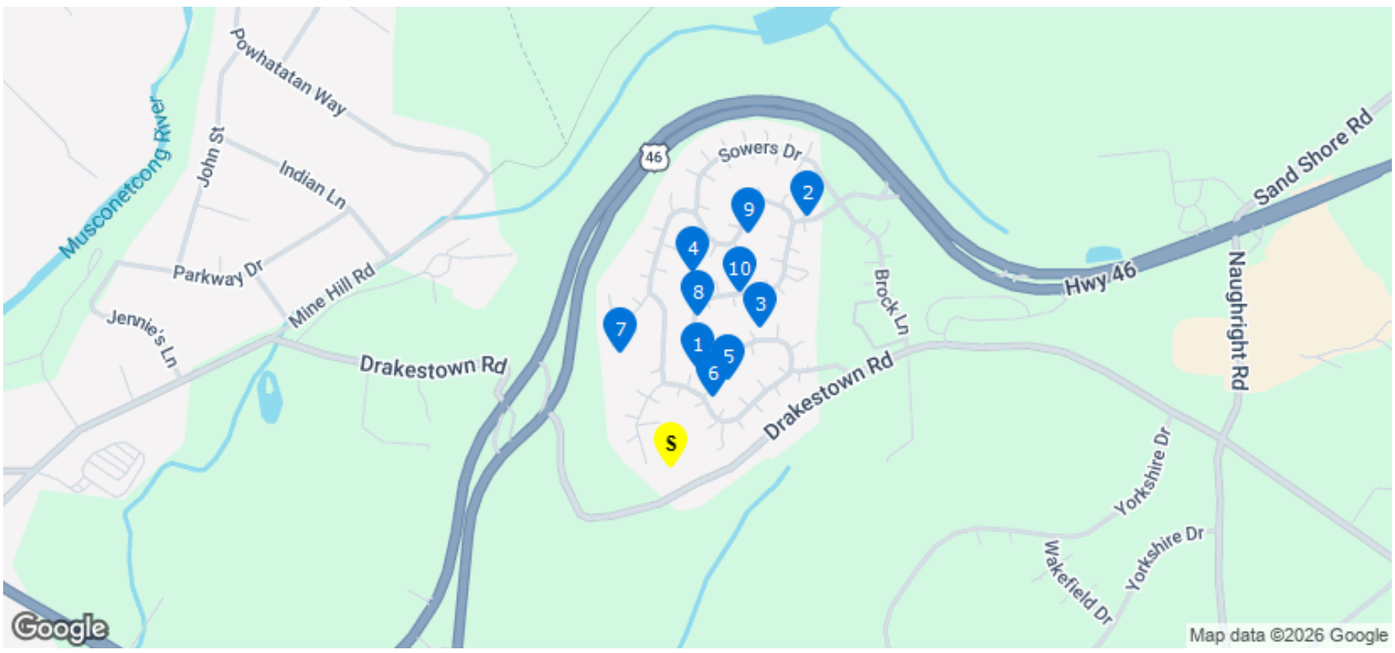
ICE SiteX Report

OrderID: 98815335

SiteX Property Information Report



Subject Property Location

5 WINDING HILL DR, HACKETTSTOWN, NJ 07840-5675

County:	**MORRIS NJ**	Census Tract:	0461.10
Property Use:	Single Family Residential	Zoning:	R5ML
Parcel Number:	27 08430-0000-00065	Thomas Bros Pg-Grid:	

Valuation

Value:	**$600,000**	FSD:	7	Common Confidence Score:	89
Value Range:	$558,000 - $642,000	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$96,500	Market Land Value:	$96,500	Tax Year:	2025
Assd Improvement:	$183,800	Market Improvment Value:	$183,800	Total Taxable Value:	$9,718
Total Assessed Value:	$280,300	Total Assessor Market Value:	$280,300	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 65 Block: 8430 District: 27 Map Ref: TAX MAP 84.3

Abbreviated Description:	LOT:65 BLK:8430 DIST:27 CITY:MOUNT OLIVE TWP MAP REF:TAX MAP 84.3
City/Muni/Twp:	MOUNT OLIVE TWP

Property Characteristics

Lot Size:	5,227 SF	Bedrooms:		Pool:	
Building Area:	1848 SF	Baths:		Fireplace:	
Year Built:	2003	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:	03/31/2021	Loan Amount:	N/A
Document #:	2021033138 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	02/25/2021		
TD Due Date:	04/01/2051	Type Finance:	

Legal Description:
Block: 8430
City/Muni/Twp: MOUNT OLIVE TWP

Prior Transfer

Recording Date:	03/31/2021	Sales Price:	$405,000
Document #:	2021033137 BK-PG 24088-291	Type of Sale:	Arms-Length Transfer
Contract Date:	02/25/2021		
Document Type:	Deed		

Legal Description:
Block: 8430
City/Muni/Twp: MOUNT OLIVE TWP

Prior Transfer

Recording Date:	06/05/2019	Sales Price:	$260,000
Document #:	2019027901 BK-PG 22710-0831	Type of Sale:	
Document Type:	Release		

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Legal Description:

Prior Transfer

Recording Date:	06/16/2015	Sales Price:	$263,200
Document #:	2015035345 BK-PG 22553-1065	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	05/14/2015	Loan Amount:	N/A
Document #:	2015027854 BK-PG 22710-0831	Loan Type:	Conventional
Contract Date:	05/07/2015		
TD Due Date:	06/01/2045	Type Finance:	

Legal Description:
Block: 8430 District: 27 Subdivision: FINAL PLAT WOODFIELD AT MOUNT OLIVE SEC II-B LT 11 Map Ref: 0
City/Muni/Twp: MT OLIVE

Prior Transfer

Recording Date:	07/16/2014	Sales Price:	$373,500
Document #:	2014036083 BK-PG 19143-0181	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	07/02/2014	Loan Amount:	N/A
Document #:	2014033091 BK-PG -	Loan Type:	Conventional
Contract Date:	06/26/2014		
TD Due Date:	07/01/2044	Type Finance:	

Legal Description:
Block: 8430 Section: II-B District: 27 Subdivision: FINAL PLAT WOODFIELD AT MOUNT OLIVE Map Ref: MAP5739
City/Muni/Twp: MT OLIVE

Prior Transfer

Recording Date:	07/02/2014	Sales Price:	$329,000
Document #:	2014033090 BK-PG 22553-1060	Type of Sale:	Arms-Length Transfer
Contract Date:	06/26/2014		
Document Type:	Deed		

Legal Description:
Block: 8430 Section: II-B District: 27 Subdivision: FINAL PLAT WOODFIELD AT MOUNT OLIVE Map Ref: MAP5739
City/Muni/Twp: MT OLIVE

Mortgage Record

Recording Date:	07/14/2005	Loan Amount:	N/A
Document #:	2005-069344 BK-PG 19143-0181	Loan Type:	Adjustable Rate Mortgage
Contract Date:	05/31/2005		
TD Due Date:	06/01/2035	Type Finance:	ADJ

Legal Description:
Block: 8430 Section: H-B Subdivision: WOODFIED AT MOUNT Map Ref: 0

Prior Transfer

Recording Date:	07/14/2005	Sales Price:	$415,000
Document #:	BK-PG 6378-50	Type of Sale:	Arms-Length Transfer
Contract Date:	05/18/2005		
Document Type:	Deed		

Legal Description:
Block: 8430 District: 27
City/Muni/Twp: MOUNT OLIVE TWP

Prior Transfer

Recording Date:	07/14/2005	Sales Price:	$415,000
Document #:	BK-PG 6378-46	Type of Sale:	Non Residential Transfer
Contract Date:	04/28/2005		
Document Type:	Deed		

Legal Description:
Block: 8430 District: 27
City/Muni/Twp: MOUNT OLIVE TWP

Prior Transfer

Recording Date:	01/23/2004	Sales Price:	$348,582
Document #:	BK-PG 6007-14	Type of Sale:	Arms-Length Transfer
Contract Date:	01/08/2004		
Document Type:	Deed		

Legal Description:
Block: 8430 District: 27
City/Muni/Twp: MOUNT OLIVE TWP

Mortgage Record

Recording Date:	01/23/2004	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
Contract Date:	01/08/2004		
TD Due Date:		Type Finance:	

Legal Description:
Block: 8430 District: 27
City/Muni/Twp: MOUNT OLIVE TWP

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Area Sales Analysis

Total Area Sales	$5,999,000	Median # of Bedrooms	
Median Lot Size	5,445 SF	Median # of Baths	
Median Living Area	2,107 SF	Median Year Built	2001
Price Range - 2 Yrs	$485,000 to $663,000	Age Range	19 years to 26 years
Median Value	$614,000	Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**105 DRAKESTOWN RD** **HACKETTSTOWN, NJ 07840-5651**	10/15/2026	$560,000	$369	1518	//	1950	21,780 SF	
		APN: 38 00009-0000-00008 Document #: 2026046639 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 8 Block: 9 Abbreviated Description: Lot:8 Block:9 City/Muni/Twp:WASHINGTON TWP City/Muni/Twp: WASHINGTON TWP								
2	.11Mi.	**50 WINDING HILL DR** **HACKETTSTOWN, NJ 07840-5671**	11/24/2025	$613,000	$323	1896	//	2004	4,356 SF	
		APN: 27 08440-0000-00154 Document #: 2025049439 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 154 Block: 8440 Abbreviated Description: Lot:154 Block:8440 City/Muni/Twp:LONG BRANCH CITY City/Muni/Twp: LONG BRANCH CITY								
3	.14Mi.	**142 WINDING HILL DR** **HACKETTSTOWN, NJ 07840-5658**	11/13/2025	$663,000	$350	1896	//	2001	4,356 SF	
		APN: 27 08440-0000-00098 Document #: 2025047620 Document Type: Bargain and Sale Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 98 Block: 8440 Abbreviated Description: Lot:98 Block:8440								
4	.15Mi.	**97 DRAKESTOWN RD** **HACKETTSTOWN, NJ 07840-5650**	12/04/2025	$425,000	$295	1439	//	1930	29,185 SF	
		APN: 38 00009-0000-00005 Document #: 2025050983 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 5 Block: 9 Abbreviated Description: Lot:5 Block:9 City/Muni/Twp:WASHINGTON TWP City/Muni/Twp: WASHINGTON TWP								
5	.21Mi.	**125 DRAKESTOWN RD** **HACKETTSTOWN, NJ 07840-5651**	09/18/2025	$697,000	$207	3366	//	1980	125,888 SF	
		APN: 38 00009-0000-00011- 05 Document #: 2025038289 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 11.05 Block: 9 Abbreviated Description: Lot:11.05 Block:9 City/Muni/Twp:WASHINGTON TWP City/Muni/Twp: WASHINGTON TWP								
6	.22Mi.	**169 WINDING HILL DR** **HACKETTSTOWN, NJ 07840-5663**	02/24/2026	$630,000	$288	2186	//	2001	5,227 SF	
		APN: 27 08410-0000-00043 Document #: 2026007473 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 43 Block: 8410 Abbreviated Description: Lot:43 Block:8410 City/Muni/Twp:MOUNT OLIVE TWP City/Muni/Twp: MOUNT OLIVE TWP								
7	.23Mi.	**1 CRESTVIEW DR** **HACKETTSTOWN, NJ 07840-5673**	12/11/2025	$620,000	$300	2066	//	2003	6,534 SF	
		APN: 27 08430-0000-00003 Document #: 2025052433 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 3 Block: 8430 Abbreviated Description: Lot:3 Block:8430 City/Muni/Twp:MOUNT OLIVE TWP City/Muni/Twp: MOUNT OLIVE TWP								
8	.26Mi.	**286 WINDING HILL DR** **HACKETTSTOWN, NJ 07840-5698**	10/02/2026	$581,000	$272	2135	//	2007	5,663 SF	
		APN: 27 08440-0000-00012 Document #: 2026044686 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 12 Block: 8440 Abbreviated Description: Lot:12 Block:8440 City/Muni/Twp:MOUNT OLIVE TWP City/Muni/Twp: MOUNT OLIVE TWP								
9	.3Mi.	**136 DRAKESTOWN RD** **HACKETTSTOWN, NJ 07840-5686**	09/17/2025	$490,000	$309	1584	//	1908	21,601 SF	
		APN: 27 08400-0000-00015 Document #: 2025038067 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 15 Block: 8400 Abbreviated Description: Lot:15 Block:8400 City/Muni/Twp:MOUNT OLIVE TWP City/Muni/Twp: MOUNT OLIVE TWP								
10	.37Mi.	**35 BROCK LN** **HACKETTSTOWN, NJ 07840-5676**	09/10/2025	$480,000	$266	1807	//	2002	SF	
		APN: 27 08410-0000-00077-0000-CU35 Document #: 2025036800 Document Type: Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Lot: 77 Block: 8410 Abbreviated Description: Lot:77 Block:8410 City/Muni/Twp:HACKETTSTOWN City/Muni/Twp: HACKETTSTOWN								
11	.38Mi.	**2 BROCK LN** **HACKETTSTOWN, NJ 07840-5677**	06/22/2026	$545,000	$346	1576	//	2003	SF	
		APN: 27 08450-0000-00001-0000-CU02 Document #: 2026027138 Document Type: Deed Price Code: A Land Use: Condominium Unit (Residential) Legal: Lot: 1 Block: 8450 Abbreviated Description: Lot:1 Block:8450 City/Muni/Twp:MOUNT OLIVE TWP City/Muni/Twp: MOUNT OLIVE TWP								
12	.38Mi.	**205 WINDING HILL DR** **HACKETTSTOWN, NJ 07840-5664**	03/06/2026	$615,000	$331	1860	//	2000	5,663 SF	
		APN: 27 08420-0000-00034 Document #: 2026009464 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 34 Block: 8420 Abbreviated Description: Lot:34 Block:8420 City/Muni/Twp:MOUNT OLIVE TWP City/Muni/Twp: MOUNT OLIVE TWP								
13	.39Mi.	**4 SKYLANDS BLVD** **HACKETTSTOWN, NJ 07840-5667**	08/28/2026	$677,603	$313	2166	//	2000	4,792 SF	
		APN: 27 08420-0000-00036 Document #: 2026039392 Document Type: Deed Price Code: A Land Use: Single Family Residential Legal: Lot: 36 Block: 8420 Abbreviated Description: Lot:36 Block:8420 City/Muni/Twp:MOUNT OLIVE TWP City/Muni/Twp: MOUNT OLIVE TWP								
14	.39Mi.	**126 US HIGHWAY 46** **HACKETTSTOWN, NJ 07840-4932**	08/06/2026	$300,000	$329	913	//	1945	39,988 SF	
		APN: 38 00007-0000-00001 Document #: 2026035361 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 7 Abbreviated Description: Lot:1 Block:7 City/Muni/Twp:WASHINGTON TWP City/Muni/Twp: WASHINGTON TWP								
15	.39Mi.	**6 BROCK LN**	07/23/2026	$562,000	$339	1658	//	2003	SF	

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HACKETTSTOWN, NJ 07840-5677
APN: 27 08450-0000-00001-0000-CU06 Document #: 2026032812
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Block: 8450 Subdivision: WOODFIELD AT MT OLIVE COURT HOME Legal Unit: 6 Abbreviated Description: Lot:1 Block:8450 Subdivision:WOODFIELD AT MT OLIVE COURT HOME Legal Unit:6 City/Muni/Twp:MOUNT OLIVE TWP City/Muni/Twp: MOUNT OLIVE TWP

16	.39Mi.	**111 SOWERS DR**	05/22/2026	$401,700	$235	1711	//	2015	SF

HACKETTSTOWN, NJ 07840-7626
APN: 27 08420-0000-00039-0000-CU111 Document #: 2026022256
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 39 Block: 8420 Subdivision: WOODFIELD AT MT OLIVE COURT HOME CONDOMINIUM Legal Unit: 111 Abbreviated Description: Lot:39 Block:8420 Subdivision:WOODFIELD AT MT OLIVE COURT HOME CONDOMINIUM Legal Unit:111 City/Muni/Twp:MOUNT OLIVE TWP City/Muni/Twp: MOUNT OLIVE TWP

17	.41Mi.	**85 SOWERS DR**	07/31/2026	$561,000	$309	1813	//	2018	SF

HACKETTSTOWN, NJ 07840-7625
APN: 27 08420-0000-00039-0000-CU85 Document #: 2026034352
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 39 Block: 8420 Subdivision: WOODFIELD AT MT OLIVE COURT HOME CONDOMINIUM Legal Unit: 85 Abbreviated Description: Lot:39 Block:8420 Subdivision:WOODFIELD AT MT OLIVE COURT HOME CONDOMINIUM Legal Unit:85 City/Muni/Twp:MOUNT OLIVE TWP City/Muni/Twp: MOUNT OLIVE TWP

18	.43Mi.	**44 BROCK LN**	09/16/2026	$459,900	$271	1698	//	2002	SF

HACKETTSTOWN, NJ 07840-5677
APN: 27 08450-0000-00001-0000-CU44 Document #: 2026041596
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Block: 8450 Subdivision: WOODFIELD AT MT OLIVE COURT HOME CONDOMINIUM Legal Unit: 44 Abbreviated Description: Lot:1 Block:8450 Subdivision:WOODFIELD AT MT OLIVE COURT HOME CONDOMINIUM Legal Unit:44 City/Muni/Twp:MOUNT OLIVE TWP City/Muni/Twp: MOUNT OLIVE TWP

19	.45Mi.	**90 SOWERS DR**	10/27/2026	$550,000	$348	1582	//	2021	SF

HACKETTSTOWN, NJ 07840-7625
APN: 27 08430-0000-00162-0000-CU90 Document #: 2026048497
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 162 Block: 8430 Subdivision: WOODFIELD AT MOUNT OLIVE COURT HOME Legal Unit: 90 Abbreviated Description: Lot:162 Block:8430 Subdivision:WOODFIELD AT MOUNT OLIVE COURT HOME Legal Unit:90 City/Muni/Twp:MOUNT OLIVE TWP City/Muni/Twp: MOUNT OLIVE TWP

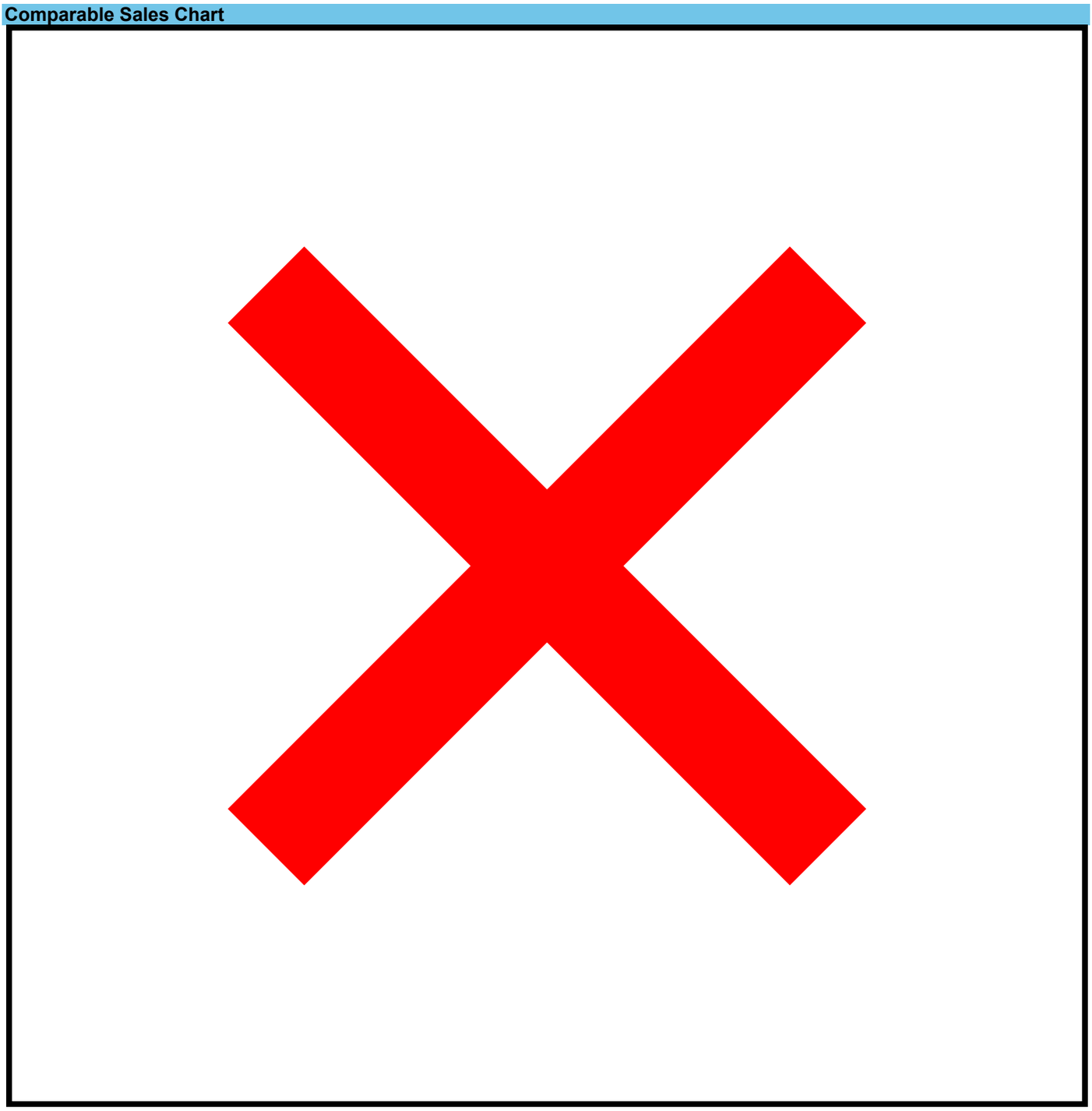
20	.45Mi.	**38 BROCK LN**	10/23/2026	$490,000	$313	1566	//	2002	SF

HACKETTSTOWN, NJ 07840-5677
APN: 27 08450-0000-00001-0000-CU38 Document #: 2026048077
Document Type: Deed Price Code: A
Land Use: Condominium Unit (Residential)
Legal: Lot: 1 Block: 8450 Subdivision: WOODFIELD AT MT OLIVE COURT HOME CONDOMINIUM Legal Unit: 38 Abbreviated Description: Lot:1 Block:8450 Subdivision:WOODFIELD AT MT OLIVE COURT HOME CONDOMINIUM Legal Unit:38 City/Muni/Twp:MOUNT OLIVE TWP City/Muni/Twp: MOUNT OLIVE 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.	**5 WINDING HILL DR**	**02/25/2021**	$280,300	$280,300	1,848		2003	5,227 SF	
.01Mi.	**7 WINDING HILL DR**	**10/30/2024**	$286,300	$286,300	1,896		2003	6,970 SF	
.01Mi.	**3 WINDING HILL DR**	**01/08/2004**	$282,900	$282,900	1,896		2003	6,534 SF	
.02Mi.	**9 WINDING HILL DR**	**12/15/2012**	$280,000	$280,000	1,896		2003	4,356 SF	
.02Mi.	**6 WINDING HILL DR**	**08/01/2022**	$291,100	$291,100	1,896		2004	5,227 SF	
.02Mi.	**1 WINDING HILL DR**	**02/02/2004**	$331,100	$331,100	2,198		2004	6,970 SF	
.03Mi.	**13 WINDING HILL DR**	**09/15/2014**	$304,300	$304,300	2,074		2003	7,841 SF	
.03Mi.	**11 WINDING HILL DR**	**06/23/2008**	$303,300	$303,300	2,078		2004	6,098 SF	
.03Mi.	**8 WINDING HILL DR**	**12/09/2020**	$310,900	$310,900	2,078		2005	5,663 SF	
.03Mi.	**4 WINDING HILL DR**	**04/26/2017**	$305,500	$305,500	2,166		2004	6,970 SF	
.03Mi.	**2 WINDING HILL DR**	**11/30/2022**	$326,100	$326,100	2,166		2004	6,534 SF	
.04Mi.	**10 WINDING HILL DR**	**02/25/2005**	$298,200	$298,200	2,074		2005	6,534 SF	
.04Mi.	**15 WINDING HILL DR**	**02/12/2024**	$277,300	$277,300	1,896		2004	6,970 SF	
.04Mi.	**108 DRAKESTOWN RD**	**09/16/2022**	$341,300	$341,300	2,450		1986	2 SF	
.04Mi.	**12 WINDING HILL DR**	**03/01/2022**	$302,800	$302,800	2,166		2005	6,534 SF	
.05Mi.	**19 WINDING HILL DR**	**06/18/2004**	$276,500	$276,500	1,848		2004	4,356 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	70%

Demographics & Income

Median Age:	43.1 years old	Households:	11,896
Median Household Income:	$109,763	Households w/Family:	67%
Household Income Per Capita:	$50,362	Households w/Family Married:	52%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	32%

School District

School District Zone:	Mount Olive Township School District	Students:	4,786
Number of Schools:	6	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.57Mi.	**Mount Olive Middle School** Number of Students: 1,137 Student-Teacher Ratio: 10.01	B	Public	6 - 8
4.42Mi.	**Mount Olive High School** Number of Students: 1,520 Student-Teacher Ratio: 12.08 Advanced Placement: Yes	B-	Public	9 - 12
3.70Mi.	**Chester M. Stephens Elementary School** Number of Students: 696 Student-Teacher Ratio: 10.93	B	Public	KG - 5

Flood Report

The Subject Property of **5 WINDING HILL DR, HACKETTSTOWN, NJ 07840-5675** 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	108%	SIMILAR
BURGLARY	90%	LOWER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	87%	LOWER
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	79%	LOWER
MURDER	83%	LOWER
OVERALL	72%	NOTABLY 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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Data deemed reliable, but not guaranteed.

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