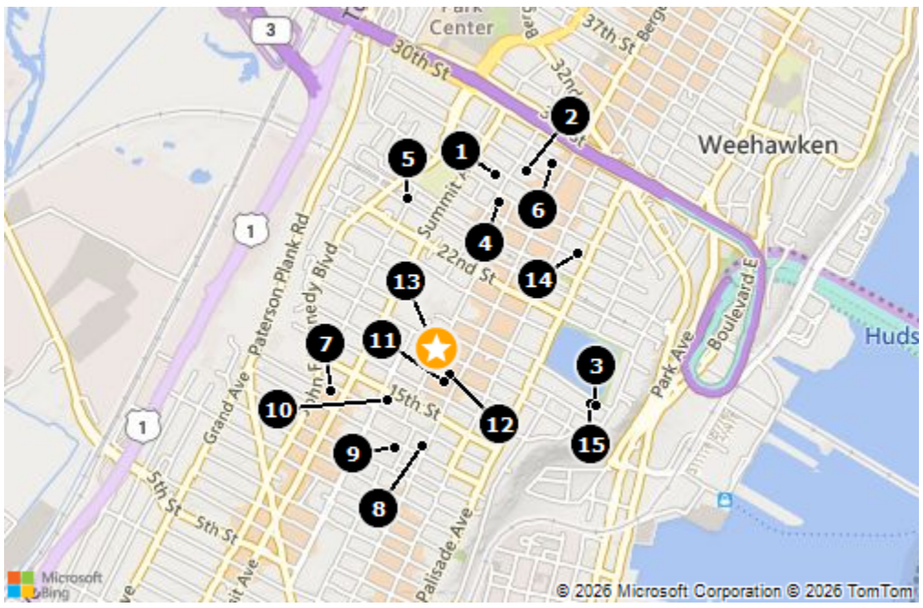
ICE SiteX Report

OrderID: 98110077

SiteX Property Information Report



Subject Property Location

603 18TH ST, UNION CITY, NJ 07087-2054

County:	**HUDSON NJ**	Census Tract:	340170171.002000
Property Use:	Duplex (2 units, any combination)	Zoning:	
Parcel Number:	10 00092-0000-00034	Thomas Bros Pg-Grid:	

Valuation

Value:	**$649,000**	FSD:	12	Common Confidence Score:	56
Value Range:	$571,120 - $726,880	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$193,700	Market Land Value:	$193,700	Tax Year:	2024
Assd Improvement:	$306,500	Market Improvment Value:	$306,500	Total Taxable Value:	$8,004
Total Assessed Value:	$500,200	Total Assessor Market Value:	$500,200	Delinquent Year:	
				Tax Account ID:	215300
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 34 Block: 92 District: 10
City/Muni/Twp: UNION CITY CITY

Property Characteristics

Lot Size:	1,250 SF	Bedrooms:		Pool:	
Building Area:	1679 SF	Baths:		Fireplace:	
Year Built:	1902	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	2	Garage Type:		Heating:	Yes
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/04/2025	Loan Amount:	N/A
Document #:	20250204060014470 BK-PG 20716-325	Loan Type:	FHA
TD Due Date:	01/01/2065	Type Finance:	

Legal Description:
Lot: 34 Block: 92
City/Muni/Twp: UNION CITY

Prior Transfer

Recording Date:	01/09/2023	Sales Price:	$454,829
Document #:	20230109020000600 BK-PG 19276-613	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/19/2019	Sales Price:	$454,829
Document #:	20190819020025000 BK-PG 19276-613	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/13/2018	Sales Price:	$274,928
Document #:	20181113090113160 BK-PG 17468-0505	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

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Legal Description:

Mortgage Record

Recording Date:	11/02/2018	Loan Amount:	N/A
Document #:	20181102060134990 BK-PG 19276-0613	Loan Type:	FHA
TD Due Date:	11/01/2048	Type Finance:	

Legal Description:
Lot: 34 Block: 92 District: 10
City/Muni/Twp: UNION

Prior Transfer

Recording Date:	11/02/2018	Sales Price:	$275,000
Document #:	20181102010122380 BK-PG 09355-0106	Type of Sale:	Full Amount on Deed
Contract Date:	10/26/2018		
Document Type:			

Legal Description:
Lot: 34 Block: 92 District: 10
City/Muni/Twp: UNION

Prior Transfer

Recording Date:	10/26/2018	Sales Price:	$275,000
Document #:	BK-PG 9355 -106	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 34 Block: 92 District: 10
City/Muni/Twp: UNION CITY CITY

Prior Transfer

Recording Date:	03/30/2017	Sales Price:	$274,928
Document #:	20170330020010130 BK-PG 17468-0505	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	01/17/2017	Sales Price:	$274,928
Document #:	20170117020001900 BK-PG 17468-505	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/05/2012	Sales Price:	N/A
Document #:	20121005020041700 BK-PG 17468-505	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/04/2010	Sales Price:	$280,000
Document #:	20100204010010270 BK-PG 8714-0600	Type of Sale:	Full Amount on Deed
Contract Date:	01/21/2010		
Document Type:			

Legal Description:
Lot: 34 Block: 92 District: 10
City/Muni/Twp: UNION CITY CITY

Mortgage Record

Recording Date:	02/04/2010	Loan Amount:	N/A
Document #:	BK-PG 17468-0505	Loan Type:	FHA
TD Due Date:	02/01/2040	Type Finance:	

Legal Description:
Lot: 34 Block: 92 District: 10
City/Muni/Twp: UNION CITY CITY

Mortgage Record

Recording Date:	02/02/2007	Loan Amount:	N/A
Document #:	034608 BK-PG 15436-326	Loan Type:	Unknown
TD Due Date:	01/01/2037	Type Finance:	ADJ

Legal Description:
Lot: 34 Block: 92 District: 10
City/Muni/Twp: UNION CITY CITY

Prior Transfer

Recording Date:	01/31/2006	Sales Price:	$305,000
Document #:	103442 BK-PG 12401-205	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/23/2005	Loan Amount:	N/A
Document #:	048741 BK-PG 13007-250	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2020	Type Finance:	

Legal Description:
Lot: 34 Block: 92 District: 10
City/Muni/Twp: UNION CITY CITY

Mortgage Record

Recording Date:	06/23/2005	Loan Amount:	N/A
Document #:	048740 BK-PG 13007-227	Loan Type:	Fannie Mae / Freddie Mac

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TD Due Date:	06/01/2035	Type Finance:	ADJ

Legal Description:
Lot: 34 Block: 92 District: 10
City/Muni/Twp: UNION CITY CITY

Prior Transfer

Recording Date:	06/23/2005	Sales Price:	$420,000
Document #:	009725 BK-PG 7592-258	Type of Sale:	Full Amount on Deed
Contract Date:	05/24/2005		
Document Type:			

Legal Description:
Lot: 34 Block: 92 District: 10
City/Muni/Twp: UNION CITY CITY

Mortgage Record

Recording Date:	02/03/2005	Loan Amount:	N/A
Document #:	033332 BK-PG 12406-060	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	12/01/2034	Type Finance:	ADJ

Legal Description:
Lot: 34 Block: 92 District: 10
City/Muni/Twp: UNION CITY CITY

Mortgage Record

Recording Date:	02/02/2005	Loan Amount:	N/A
Document #:	033233 BK-PG 12401-205	Loan Type:	Fannie Mae / Freddie Mac
TD Due Date:	02/01/2035	Type Finance:	ADJ

Legal Description:

Mortgage Record

Recording Date:	05/25/2004	Loan Amount:	N/A
Document #:	047335 BK-PG 11517-063	Loan Type:	Unknown
TD Due Date:	05/01/2034	Type Finance:	ADJ

Legal Description:
Lot: 34 Block: 92 District: 10
City/Muni/Twp: UNION CITY CITY

Mortgage Record

Recording Date:	02/04/2004	Loan Amount:	N/A
Document #:	032940 BK-PG 10994-168	Loan Type:	Unknown
TD Due Date:	12/01/2033	Type Finance:	ADJ

Legal Description:
Lot: 34 Block: 92 District: 10
City/Muni/Twp: UNION CITY CITY

Prior Transfer

Recording Date:	07/01/2003	Sales Price:	N/A
Document #:	005766 BK-PG 7078-301	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	05/14/2003		
Document Type:			

Legal Description:
Lot: 34 Block: 92 District: 10
City/Muni/Twp: UNION CITY CITY

Prior Transfer

Recording Date:	07/10/1998	Sales Price:	$127,000
Document #:	005830 BK-PG 5306-290	Type of Sale:	Full Amount on Deed
Contract Date:	06/26/1998		
Document Type:			

Legal Description:
Lot: 34 Block: 92 District: 10
City/Muni/Twp: UNION CITY CITY

Prior Transfer

Recording Date:	04/22/1998	Sales Price:	$77,000
Document #:	003453 BK-PG 5275-098	Type of Sale:	Full Amount on Deed
Contract Date:	04/16/1998		
Document Type:			

Legal Description:
Lot: 34 Block: 92 District: 10
City/Muni/Twp: UNION CITY CITY

Area Sales Analysis

Total Area Sales	$10,593,500	Median # of Bedrooms	
Median Lot Size	2,500 SF	Median # of Baths	
Median Living Area	1,832 SF	Median Year Built	1903
Price Range - 2 Yrs	$420,000 to $980,000	Age Range	96 years to 134 years
Median Value	$680,000	Median Age	123 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.45Mi.	**711 27TH ST** **UNION CITY, NJ 07087-2301**	06/18/2026	$775,000	$274	2828	//	1903	2,500 SF	
		APN: 10 00147-0000-00011 Document #: 20260618010045660 Document Type: Price Code: D Land Use: Duplex (2 units, any combination) Legal: Lot: 11 Block: 147 Legal Unit: A Abbreviated Description: Lot:11 Block:147 Legal Unit:A City/Muni/Twp:UNION CITY City/Muni/Twp: UNION CITY								
2	.48Mi.	**535 28TH ST**	06/15/2026	$631,000	$438	1440	//	1900	2,500 SF	

ICE SiteX Report

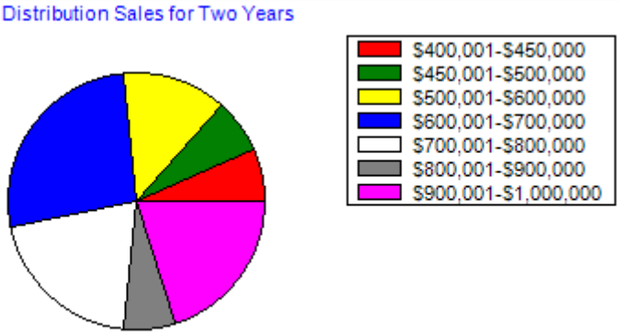
OrderID: 98110077

		UNION CITY, NJ 07087-3801							
	APN: 10 00154-0000-00029 Document #: 20260615010044450								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 29 Block: 154 Abbreviated Description: Lot:29 Block:154 City/Muni/Twp:UNION CITY City/Muni/Twp: UNION CITY								
3	.42Mi.	**121 20TH ST**	06/09/2026	$805,000	$419	1921	//	1900	2,175 SF
		UNION CITY, NJ 07087-6792							
	APN: 10 00175-0000-00041 Document #: 20260609010042850								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 41 Block: 175 Abbreviated Description: Lot:41 Block:175 City/Muni/Twp:UNION CITY City/Muni/Twp: UNION CITY								
4	.39Mi.	**2512 CENTRAL AVE**	06/09/2026	$940,000	$376	2500	/2/	1910	2,500 SF
		UNION CITY, NJ 07087-3621							
	APN: 10 00143-0000-00007 Document #: 20260609010042800								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 7 Block: 143 Abbreviated Description: Lot:7 Block:143 City/Muni/Twp:UNION CITY City/Muni/Twp: UNION CITY								
5	.38Mi.	**2305-07 KERRIGAN AVE**	06/05/2026	$607,500	$288	2108	//	1903	2,205 SF
		UNION CITY, NJ 07087-2202							
	APN: 10 00132-0000-00011 Document #: 20260605010041950								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 11 Block: 132 Legal Unit: 7 Abbreviated Description: Lot:11 Block:132 Legal Unit:7 City/Muni/Twp:UNION CITY City/Muni/Twp: UNION CITY								
6	.53Mi.	**513 29TH ST**	05/26/2026	$500,000	$272	1832	//	1913	2,568 SF
		UNION CITY, NJ 07087-3803							
	APN: 10 00160-0000-00034 Document #: 20260526010038360								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 34 Block: 160 Abbreviated Description: Lot:34 Block:160 City/Muni/Twp:UNION CITY City/Muni/Twp: UNION CITY								
7	.29Mi.	**813 14TH ST**	05/06/2026	$550,000	$392	1403	//	1898	3,125 SF
		UNION CITY, NJ 07087-6219							
	APN: 10 00068-0000-00026 Document #: 20260506010033720								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 26 Block: 68 Abbreviated Description: Lot:26 Block:68 City/Muni/Twp:UNION CITY City/Muni/Twp: UNION CITY								
8	.24Mi.	**1309 BERGENLINE AVE**	04/14/2026	$800,000	$323	2476	//	1903	1,990 SF
		UNION CITY, NJ 07087-3117							
	APN: 10 00065-0000-00005 Document #: 20260414010027620								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 5 Block: 65 Abbreviated Description: Lot:5 Block:65 City/Muni/Twp:UNION CITY City/Muni/Twp: UNION CITY								
9	.27Mi.	**609 13TH ST**	04/09/2026	$725,000	$422	1714	//	1892	3,220 SF
		UNION CITY, NJ 07087-3129							
	APN: 10 00059-0000-00027 Document #: 20260409010026550								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 27 Block: 59 Abbreviated Description: Lot:27 Block:59 City/Muni/Twp:UNION CITY City/Muni/Twp: UNION CITY								
10	.18Mi.	**1414 CENTRAL AVE**	04/07/2026	$570,000	$244	2328	//	1902	2,500 SF
		UNION CITY, NJ 07087-3213							
	APN: 10 00071-0000-00019 Document #: 20260407010025630								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 79 Block: 71 Abbreviated Description: Lot:79 Block:71 City/Muni/Twp:NORTH BERGEN TWP City/Muni/Twp: NORTH BERGEN TWP								
11	.09Mi.	**513 17TH ST**	04/01/2026	$980,000	$405	2414	//	1930	2,525 SF
		UNION CITY, NJ 07087-3204							
	APN: 10 00086-0000-00011- 01 Document #: 20260401010024460								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 11.01 Block: 86 Abbreviated Description: Lot:11.01 Block:86 City/Muni/Twp:UNION CITY City/Muni/Twp: UNION CITY								
12	.07Mi.	**510 17TH ST**	03/31/2026	$940,000	$560	1678	//	1913	1,875 SF
		UNION CITY, NJ 07087-3205							
	APN: 10 00091-0000-00028 Document #: 20260331010023910								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 28 Block: 91 Abbreviated Description: Lot:28 Block:91 City/Muni/Twp:UNION CITY City/Muni/Twp: UNION CITY								
13	.01Mi.	**607 18TH ST**	03/25/2026	$680,000	$405	1679	//	1902	1,250 SF
		UNION CITY, NJ 07087-2054							
	APN: 10 00092-0000-00032 Document #: 20260325010022750								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 32 Block: 92 Abbreviated Description: Lot:32 Block:92 City/Muni/Twp:UNION CITY City/Muni/Twp: UNION CITY								
14	.42Mi.	**310 25TH ST**	03/25/2026	$420,000	$244	1716	//	1898	2,500 SF
		UNION CITY, NJ 07087-4505							
	APN: 10 00140-0000-00024 Document #: 20260325010022920								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 24 Block: 140 Abbreviated Description: Lot:24 Block:140 City/Muni/Twp:UNION CITY City/Muni/Twp: UNION CITY								
15	.4Mi.	**129 20TH ST**	03/20/2026	$670,000	$400	1672	//	1910	1,573 SF
		UNION CITY, NJ 07087-5426							
	APN: 10 00175-0000-00037 Document #: 20260320010021650								
	Document Type: Price Code: D								
	Land Use: Duplex (2 units, any combination)								
	Legal: Lot: 37 Block: 175 Abbreviated Description: Lot:37 Block:175 City/Muni/Twp:UNION CITY City/Muni/Twp: UNION CITY								

ICE SiteX Report

OrderID: 98110077

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.

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.	**603 18TH ST**	**10/26/2018**	$500,200	$500,200	1,679		1902	1,250 SF	
0Mi.	**1719 WEST ST**	**06/05/2024**	$458,900	$458,900	2,129		1902	1,250 SF	
.01Mi.	**1715 WEST ST**	**03/18/2005**	$591,600	$591,600	1,653		1907	2,500 SF	
.01Mi.	**607 18TH ST**	**10/30/2020**	$526,800	$526,800	1,679		1902	1,250 SF	
.01Mi.	**1713 WEST ST**	**10/07/2005**	$558,100	$558,100	1,806		1907	2,500 SF	
.02Mi.	**613 18TH ST**	**05/07/2021**	$841,000	$841,000	2,640		1966	3,125 SF	
.02Mi.	**615 18TH ST**	**10/13/2021**	$724,600	$724,600	1,743		1913	3,125 SF	
.03Mi.	**217 SAINT MICHAELS WALK**	**02/24/2015**	$465,900	$465,900	1,232	/2/	1988	1,232 SF	Yes
.03Mi.	**1712 WEST ST**	**10/04/2018**	$641,900	$641,900	2,288		1893	2,500 SF	
.03Mi.	**202 SAINT MICHAELS WALK**	**01/06/2022**	$474,700	$474,700	1,232	/2/	1988	1,232 SF	Yes
.03Mi.	**619 18TH ST**	**08/14/2014**	$821,600	$821,600	2,388		1902	3,125 SF	
.03Mi.	**215 SAINT MICHAELS WALK**	**10/04/2019**	$475,200	$475,200	1,226	/2/	1988	1,226 SF	Yes
.04Mi.	**1812 WEST ST**	**09/30/2015**	$487,000	$487,000	1,871		1900	2,100 SF	
.04Mi.	**214 SAINT MICHAELS WALK**	**05/16/2003**	$463,700	$463,700	1,226	/2/	1988	1,226 SF	Yes
.04Mi.	**211 SAINT MICHAELS WALK**		$463,700	$463,700	1,226	/2/	1988	1,226 SF	Yes
.04Mi.	**205 SAINT MICHAELS WALK**	**12/18/2020**	$476,800	$476,800	1,226	/2/	1988	1,226 SF	Yes

Rent vs. Own

Households Occupied by Renters:	75%	Households Occupied by Owners:	18%

Demographics & Income

Median Age:	37.2 years old	Households:	24,608
Median Household Income:	$51,942	Households w/Family:	62%
Household Income Per Capita:	$28,952	Households w/Family Married:	33%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Union City School District	Students:	12,764
Number of Schools:	14	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.12Mi.	**Jose Marti STEM Academy** Number of Students: 625 Student-Teacher Ratio: 11.36	A-	Public	9 - 12
0.22Mi.	**Sara M. Gilmore Academy** Number of Students: 400 Student-Teacher Ratio: 14.29	A	Public	1 - 8
0.36Mi.	**Eugenio Maria de Hostos Center for Early Childhood Education** Number of Students: 300 Student-Teacher Ratio: 7.14	NA	Public	PK - KG
0.21Mi.	**Veterans' Memorial Elementary School** Number of Students: 502 Student-Teacher Ratio: 13.21	B-	Public	PK - 5
0.45Mi.	**Union City High School** Number of Students: 3,147 Student-Teacher Ratio: 17.39 Advanced Placement: Yes	C-	Public	9 - 12

ICE SiteX Report

OrderID: 98110077

Flood Report

The Subject Property of **603 18TH ST, UNION CITY, NJ 07087-2054** is in **Zone ANI** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS LOCATED WITHIN A COMMUNITY OR COUNTY THAT IS NOT MAPPED ON ANY PUBLISHED FIRM.
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	127%	HIGHER
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	124%	HIGHER
FORCIBLE ROBBERY	70%	NOTABLY LOWER
AGGRAVATED ASSAULT	84%	LOWER
FORCIBLE RAPE	73%	NOTABLY LOWER
MURDER	110%	HIGHER
OVERALL	108%	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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