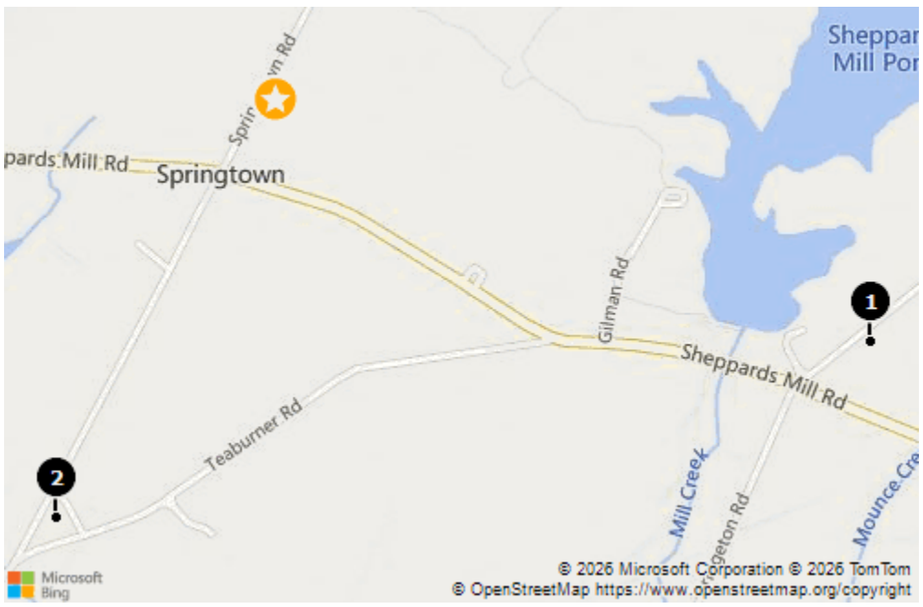
ICE SiteX Report

OrderID: 98665577

SiteX Property Information Report



Subject Property Location

672 SPRINGTOWN RD, GREENWICH, NJ 08323-2101

County:	**CUMBERLAND NJ**	Census Tract:	340110105.002012
Property Use:	Single Family Residential	Zoning:	R.A
Parcel Number:	06 00005-0000-00033	Thomas Bros Pg-Grid:	

Valuation

Value:	**$102,000**	FSD:	66	Common Confidence Score:	11
Value Range:	$34,680 - $169,320	ICE Confidence Score:	34		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$33,100	Market Land Value:	$33,100	Tax Year:	2025
Assd Improvement:	$58,800	Market Improvment Value:	$58,800	Total Taxable Value:	$3,347
Total Assessed Value:	$91,900	Total Assessor Market Value:	$91,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 33 Block: 5 District: 06 Map Ref: TAX MAP 2.01
City/Muni/Twp: GREENWICH TWP

Property Characteristics

Lot Size:	13,504 SF	Bedrooms:		Pool:	
Building Area:	651 SF	Baths:		Fireplace:	
Year Built:	1945	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Ranch	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/20/2025	Sales Price:	N/A
Document #:	710692 BK-PG 4266-8256	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	02/13/2025		
Document Type:			

Legal Description:
Lot: 33 Block: 5
City/Muni/Twp: GREENWICH

Prior Transfer

Recording Date:	02/13/2025	Sales Price:	N/A
Document #:	BK-PG 4266 -8256	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 33 Block: 5 District: 06 Map Ref: TAX MAP 2.01
City/Muni/Twp: GREENWICH TWP

Prior Transfer

Recording Date:	06/09/2023	Sales Price:	$50,000
Document #:	673382 BK-PG 4242-8108	Type of Sale:	Full Amount on Deed
Contract Date:	06/04/2023		
Document Type:			

Legal Description:
Lot: 33 Block: 5
City/Muni/Twp: GREEWICH

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Prior Transfer

Recording Date:	02/19/2004	Sales Price:	$15,000
Document #:	BK-PG 2723-49	Type of Sale:	Full Amount on Deed
Contract Date:	02/18/2004		
Document Type:			

Legal Description:
Lot: 32.01,33 Block: 5 District: 6
City/Muni/Twp: GREENWICH TWP

Area Sales Analysis

Total Area Sales	$580,900	Median # of Bedrooms	
Median Lot Size	80,804 SF	Median # of Baths	
Median Living Area	1,519 SF	Median Year Built	1961
Price Range - 2 Yrs	$145,000 to $435,900	Age Range	54 years to 76 years
Median Value	$290,450	Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.82Mi.	**1046 BRIDGETON RD** **GREENWICH, NJ 08323-2111**	05/19/2026	$145,000	$123	1176	//	1950	26,136 SF	
		APN: 06 00006-0000-00005 Document #: 739443 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 6 Abbreviated Description: Lot:5 Block:6 City/Muni/Twp:GREENWICH City/Muni/Twp: GREENWICH								
2	.58Mi.	**816 SPRINGTOWN RD** **GREENWICH, NJ 08323-2201**	06/25/2025	$435,900	$234	1862	//	1972	135,472 SF	
		APN: 06 00007-0000-00001 Document #: 718579 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 7 Abbreviated Description: Lot:1 Block:7 City/Muni/Twp:GREENWICH City/Muni/Twp: GREENWICH								

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.	**672 SPRINGTOWN RD**	**02/13/2025**	$91,900	$91,900	651		1945	13,504 SF	
.05Mi.	**665 SPRINGTOWN RD**	**09/22/1983**	$122,300	$122,300	1,592		1946	8,712 SF	
.05Mi.	**662 SPRINGTOWN RD**		$151,700	$151,700	1,544		1887	2 SF	
.13Mi.	**655 SPRINGTOWN RD**	**02/10/1982**	$216,700	$216,700	2,271		1890	6 SF	
.13Mi.	**1053 SHEPPARDS MILL RD**	**09/12/2023**	$105,300	$105,300	1,317		1948	2 SF	
.17Mi.	**710 SPRINGTOWN RD**	**05/09/2007**	$123,300	$123,300	1,363		1958	4 SF	
.18Mi.	**1085 SHEPPARDS MILL RD**	**01/21/2024**	$76,700	$76,700	885		1946	2 SF	
.2Mi.	**1060 SHEPPARDS MILL RD**	**03/19/2014**	$159,900	$159,900	1,828		1986	2 SF	
.21Mi.	**988 SHEPPARDS MILL RD**	**11/27/2024**	$165,600	$165,600	1,094		1976	6 SF	
.28Mi.	**964 SHEPPARDS MILL RD**	**05/16/2006**	$144,100	$144,100	875		1925	6 SF	
.32Mi.	**943 SHEPPARDS MILL RD**	**06/02/2021**	$51,300	$51,300				2 SF	
.32Mi.	**49 TEABURNER RD**	**12/22/2020**	$133,900	$133,900	1,056		1966	2 SF	
.34Mi.	**938 SHEPPARDS MILL RD**	**12/31/1999**	$94,600	$94,600	736		2017	4 SF	
.35Mi.	**608 SPRINGTOWN RD**		$129,800	$129,800	1,075		1956	1 SF	
.35Mi.	**941 SHEPPARDS MILL RD**	**09/29/1995**	$163,100	$163,100	1,248		1998	2 SF	
.35Mi.	**760 SPRINGTOWN RD**	**12/18/2006**	$107,000	$107,000	1,232		1945	21,780 SF	

Rent vs. Own

Households Occupied by Renters:	13%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	45.8 years old	Households:	320
Median Household Income:	$95,500	Households w/Family:	77%
Household Income Per Capita:	$44,838	Households w/Family Married:	69%
Most Common Education Level:	High School Graduate	Households w/Family Children:	25%

School District

School District Zone:	Greenwich Township School District	Students:	85
Number of Schools:	1	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.33Mi.	**Morris Goodwin School**	D+	Public	KG - 8
Number of Students: 85 Student-Teacher Ratio: 4.15				
1.33Mi.	**Morris Goodwin School**	D+	Public	KG - 8
Number of Students: 85				

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Student-Teacher Ratio: 4.15				
7.15Mi. **Cumberland Regional High School** Number of Students: 1,161 Student-Teacher Ratio: 13.74 Advanced Placement: Yes		D-	Public	9 - 12
7.15Mi. **Cumberland Regional High School** Number of Students: 1,161 Student-Teacher Ratio: 13.74 Advanced Placement: Yes		D-	Public	9 - 12

Flood Report

The Subject Property of **672 SPRINGTOWN RD, GREENWICH, NJ 08323-2101** 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	18%	SIGNIFICANTLY LOWER
BURGLARY	114%	HIGHER
MOTOR VEHICLE THEFT	12%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	183%	NOTABLY HIGHER
AGGRAVATED ASSAULT	143%	NOTABLY HIGHER
FORCIBLE RAPE	177%	NOTABLY HIGHER
MURDER	122%	HIGHER
OVERALL	148%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

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