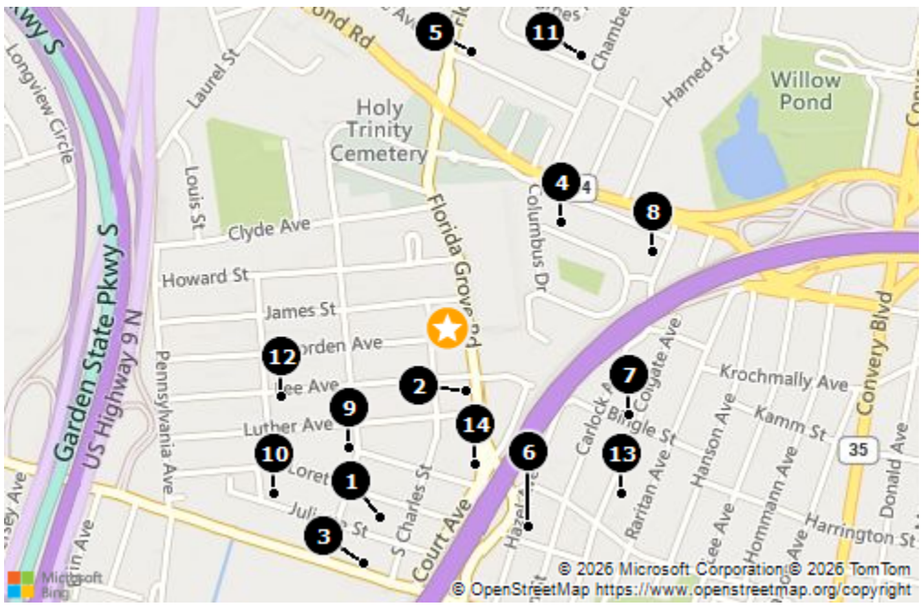
ICE SiteX Report

OrderID: 97537252

SiteX Property Information Report



Subject Property Location

6 WORDEN AVE, PERTH AMBOY, NJ 08861-2206

County:	**MIDDLESEX NJ**	Census Tract:	340230033.002010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	25 00004- 05-00008	Thomas Bros Pg-Grid:	

Valuation

Value:	**$432,000**	FSD:	9	Common Confidence Score:	71
Value Range:	$393,120 - $470,880	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$15,900	Market Land Value:	$15,900	Tax Year:	2024
Assd Improvement:	$44,200	Market Improvment Value:	$44,200	Total Taxable Value:	$7,626
Total Assessed Value:	$60,100	Total Assessor Market Value:	$60,100	Delinquent Year:	
				Tax Account ID:	170
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 8 Block: 4.05 District: 25 Map Ref: TAX MAP 13
City/Muni/Twp: WOODBRIDGE TWP

Property Characteristics

Lot Size:	3,000 SF	Bedrooms:		Pool:	
Building Area:	1183 SF	Baths:		Fireplace:	
Year Built:	1916	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Siding (alum/vinyl)
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:	Other	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/16/2022	Sales Price:	$21,275
Document #:	2022103309 BK-PG 18814-391	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/08/2022	Sales Price:	$250,381
Document #:	2022101540 BK-PG 17465-1216	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/01/2022	Sales Price:	$375,000
Document #:	2022099680 BK-PG 19100-421	Type of Sale:	Full Amount on Deed
Contract Date:	11/16/2022		
Document Type:			
Legal Description:			
Lot: 8 Block: 4.05			
City/Muni/Twp: WOODBRIDGE TWP			

Prior Transfer

Recording Date:	11/16/2022	Sales Price:	$375,000
Document #:	BK-PG 19100 -421	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

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Document Type:
Legal Description:
Lot: 8 Block: 4.05 District: 25 Map Ref: TAX MAP 13
City/Muni/Twp: WOODBRIDGE TWP

Mortgage Record

Recording Date:	02/01/2022	Loan Amount:	N/A
Document #:	2022013515 BK-PG 18814-391	Loan Type:	FHA
TD Due Date:	04/01/2049	Type Finance:	

Legal Description:
Lot: 8 Block: 4.05
City/Muni/Twp: WOODBRIDGE TWP

Prior Transfer

Recording Date:	09/30/2021	Sales Price:	$250,381
Document #:	2021124523 BK-PG 17465-1216	Type of Sale:	Full-Computed from Transfer Tax

Document Type:
Legal Description:

Prior Transfer

Recording Date:	04/09/2019	Sales Price:	$255,000
Document #:	2019025900 BK-PG 17465-1211	Type of Sale:	Full Amount on Deed
Contract Date:	03/28/2019		

Document Type:
Legal Description:
Lot: 8 Block: 4.05 District: 25 Subdivision: MAP OF 629 LOTS PROPERTY OF WILLIAM H MOFFITT KNOW Map Ref: MAP 366-322
City/Muni/Twp: WOODBRIDGE

Prior Transfer

Recording Date:	10/16/2018	Sales Price:	$110,000
Document #:	201800089693 BK-PG 17323-1788	Type of Sale:	Full Amount on Deed
Contract Date:	09/13/2018		

Document Type:
Legal Description:
Lot: 8 Block: 4.05 District: 25
City/Muni/Twp: WOODBRIDGE

Prior Transfer

Recording Date:	06/22/2018	Sales Price:	N/A
Document #:	201800055054 BK-PG 17215-1579	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	06/06/2018		

Document Type:
Legal Description:
Lot: 8 Block: 4.05 District: 25
City/Muni/Twp: WOODBRIDGE

Prior Transfer

Recording Date:	04/27/2004	Sales Price:	$220,000
Document #:	BK-PG 5309-741	Type of Sale:	Full Amount on Deed
Contract Date:	03/05/2004		

Document Type:
Legal Description:
Lot: 8 Block: 4.E District: 25
City/Muni/Twp: WOODBRIDGE TWP

Area Sales Analysis

Total Area Sales	$6,328,691	Median # of Bedrooms	
Median Lot Size	5,000 SF	Median # of Baths	
Median Living Area	1,415 SF	Median Year Built	1944
Price Range - 2 Yrs	$165,000 to $825,000	Age Range	55 years to 120 years
Median Value	$445,000	Median Age	82 years

Comparable Sales Data

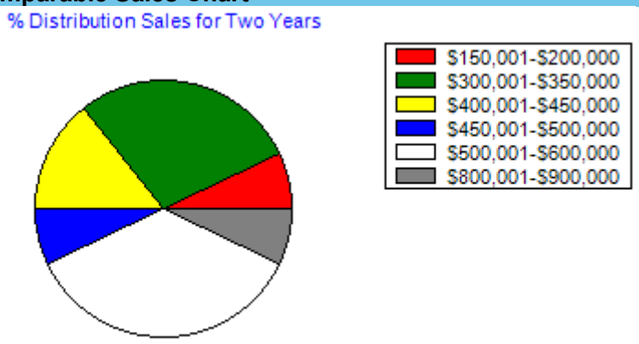
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**49 LORETTA ST** **PERTH AMBOY, NJ 08861-2228**	04/24/2026	$325,000	$243	1332	//	1937	5,000 SF	
		APN: 25 00005- 07-00191 Document #: 2026026385 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 191 Block: 5.07 Abbreviated Description: Lot:191 Block:5.07 City/Muni/Twp:WOODBRIDGE TWP City/Muni/Twp: WOODBRIDGE TWP								
2	.08Mi.	**371-373 FLORIDA GROVE RD** **PERTH AMBOY, NJ 08861-2259**	04/15/2026	$516,691	$197	2610	//	1925	6,318 SF	
		APN: 25 00004- 13-00006 Document #: 2026023933 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 4.13 Abbreviated Description: Lot:6 Block:4.13 City/Muni/Twp:WOODBRIDGE TWP City/Muni/Twp: WOODBRIDGE TWP								
3	.31Mi.	**54 NEW BRUNSWICK AVE** **PERTH AMBOY, NJ 08861-2241**	04/09/2026	$505,000	$462	1091	//	1948	5,000 SF	
		APN: 25 00005- 10-00025 Document #: 2026022638 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: 5.10 Abbreviated Description: Lot:25 Block:5.10 City/Muni/Twp:WOODBRIDGE City/Muni/Twp: WOODBRIDGE								
4	.19Mi.	**670 COLUMBUS CIR** **PERTH AMBOY, NJ 08861-2308**	03/25/2026	$585,000	$406	1438	//	1961	5,980 SF	
		APN: 16 00382-0000-00014 Document #: 2026019089 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 382 Abbreviated Description: Lot:14 Block:382 City/Muni/Twp:PERTH AMBOY CITY City/Muni/Twp: PERTH AMBOY CITY								
5	.34Mi.	**794 STEPHEN AVE**	01/09/2026	$424,000	$304	1391	//	1957	6,000 SF	

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		PERTH AMBOY, NJ 08861-1608							
	APN: 16 00388-0000-00042 Document #: 2026002076								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 42 Block: 388 Abbreviated Description: Lot:42 Block:388 City/Muni/Twp:PERTH AMBOY City/Muni/Twp: PERTH AMBOY								
6	.27Mi.	**574 HAZEL AVE**	11/20/2025	$350,000	$242	1444	//	1934	2,500 SF
		PERTH AMBOY, NJ 08861-3043							
	APN: 16 00190- 02-00020 Document #: 2025071703								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 20 Block: 190.02 Abbreviated Description: Lot:20 Block:190.02 City/Muni/Twp:PERTH AMBOY CITY City/Muni/Twp: PERTH AMBOY CITY								
7	.25Mi.	**678 BINGLE ST**	11/06/2025	$320,000	$346	924	//	1942	2,200 SF
		PERTH AMBOY, NJ 08861-2324							
	APN: 16 00301-0000-00006 Document #: 2025067439								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 6 Block: 301 Abbreviated Description: Lot:6 Block:301 City/Muni/Twp:PERTH AMBOY CITY City/Muni/Twp: PERTH AMBOY CITY								
8	.27Mi.	**765 CARLOCK AVE**	09/15/2025	$165,000	$110	1497	//	1961	7,200 SF
		PERTH AMBOY, NJ 08861-2303							
	APN: 16 00382-0000-00030 Document #: 2025055398								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 38.01 Block: 161.02 Abbreviated Description: Lot:38.01 Block:161.02 City/Muni/Twp:EDISON TWP City/Muni/Twp: EDISON TWP								
9	.2Mi.	**143 ELLEN AVE**	08/12/2025	$455,000	$351	1295	//	1945	SF
		PERTH AMBOY, NJ 08861-2216							
	APN: 25 00005- 05-00262- 02 Document #: 2025047667								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 262.02 Block: 5.05 Abbreviated Description: Lot:262.02 Block:5.05 City/Muni/Twp:HASBROUCK HGHTS BORO City/Muni/Twp: HASBROUCK HGHTS BORO								
10	.3Mi.	**108 JULIETTE ST**	07/23/2025	$565,000	$310	1817	//	1971	SF
		PERTH AMBOY, NJ 08861-2251							
	APN: 25 00006- 02-00001- 01 Document #: 2025043259								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 1.01 Block: 6.02 Abbreviated Description: Lot:1.01 Block:6.02 City/Muni/Twp:WOODBRIDGE TWP City/Muni/Twp: WOODBRIDGE TWP								
11	.37Mi.	**750 BARRY AVE**	06/23/2025	$509,000	$441	1152	//	1957	6,000 SF
		PERTH AMBOY, NJ 08861-1610							
	APN: 16 00389-0000-00034 Document #: 2025036137								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 34 Block: 389 Abbreviated Description: Lot:34 Block:389 City/Muni/Twp:PERTH AMBOY CITY City/Muni/Twp: PERTH AMBOY CITY								
12	.22Mi.	**99 LEE AVE**	05/12/2025	$435,000	$399	1088	//	1915	5,000 SF
		PERTH AMBOY, NJ 08861-2226							
	APN: 25 00004- 15-01407 Document #: 2025027516								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 1407 Block: 4.15 Abbreviated Description: Lot:1407 Block:4.15 City/Muni/Twp:WOODBRIDGE TWP City/Muni/Twp: WOODBRIDGE TWP								
13	.3Mi.	**624 COLGATE AVE**	04/29/2025	$825,000	$283	2912	//	1944	5,350 SF
		PERTH AMBOY, NJ 08861-2333							
	APN: 16 00294-0000-00046 Document #: 2025024917								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 46 Block: 294 Abbreviated Description: Lot:46 Block:294 City/Muni/Twp:PERTH AMBOY CITY City/Muni/Twp: PERTH AMBOY CITY								
14	.17Mi.	**335 FLORIDA GROVE RD**	03/27/2025	$349,000	$128	2712	//	1906	SF
		PERTH AMBOY, NJ 08861-2250							
	APN: 25 00005- 01-00300 Document #: 2025018168								
	Document Type: Price Code: D								
	Land Use: Single Family Residential								
	Legal: Lot: 300 Block: 5.01 Abbreviated Description: Lot:300 Block:5.01 City/Muni/Twp:WOODBRIDGE TWP City/Muni/Twp: WOODBRIDGE TWP								

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.

ICE SiteX Report

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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.	**6 WORDEN AVE**	**11/16/2022**	$60,100	$60,100	1,183		1916	3,000 SF	
.01Mi.	**8 WORDEN AVE**	**09/13/2018**	$48,600	$48,600	817		1916	2,500 SF	
.01Mi.	**10 WORDEN AVE**	**08/21/2014**	$64,300	$64,300	884		1950	5,000 SF	
.01Mi.	**405 FLORIDA GROVE RD**	**04/26/2007**	$56,500	$56,500	957		1916	4,500 SF	
.01Mi.	**401 FLORIDA GROVE RD**	**08/31/2021**	$49,800	$49,800	912		1916		
.02Mi.	**11 JAMES ST**	**01/23/2020**	$80,400	$80,400	1,208		1949	7,500 SF	
.02Mi.	**415 FLORIDA GROVE RD**	**10/11/2015**	$76,200	$76,200	1,146		1942	6,750 SF	
.03Mi.	**11 WORDEN AVE**	**12/11/2020**	$66,300	$66,300	1,059		1905	5,000 SF	
.03Mi.	**120 S CHARLES ST**	**04/11/2005**	$64,900	$64,900	1,102		1958	5,000 SF	
.03Mi.	**20 WORDEN AVE**	**07/29/2005**	$48,800	$48,800	884		1915	5,000 SF	
.04Mi.	**25 JAMES ST**	**07/27/2007**	$84,200	$84,200	1,066		1945	5,000 SF	
.04Mi.	**26 WORDEN AVE**	**05/13/2024**	$65,900	$65,900	1,058		1955	3,600 SF	
.04Mi.	**21 WORDEN AVE**	**02/16/1999**	$73,600	$73,600	1,024		1953	3,750 SF	
.04Mi.	**389 FLORIDA GROVE RD**	**05/03/2004**	$85,700	$85,700	1,788		1924	5,400 SF	
.04Mi.	**27 JAMES ST**	**07/14/1989**	$70,200	$70,200	1,211		1945	5,000 SF	
.05Mi.	**28 WORDEN AVE**	**09/07/2010**	$55,500	$55,500	1,408		1926	3,900 SF	

Rent vs. Own

Households Occupied by Renters:	63%	Households Occupied by Owners:	33%

Demographics & Income

Median Age:	37.0 years old	Households:	18,657
Median Household Income:	$58,319	Households w/Family:	72%
Household Income Per Capita:	$26,694	Households w/Family Married:	34%
Most Common Education Level:	Some High School	Households w/Family Children:	39%

School District

School District Zone:	Woodbridge Township School District	Students:	14,042
Number of Schools:	24	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.66Mi.	**Claremont Avenue Elementary School** Number of Students: 306 Student-Teacher Ratio: 13.91	B+	Public	KG - 5
2.73Mi.	**Woodbridge High School** Number of Students: 1,681 Student-Teacher Ratio: 12.87 Advanced Placement: Yes	C-	Public	9 - 12
2.70Mi.	**Matthew Jago Elementary School** Number of Students: 425 Student-Teacher Ratio: 9.04	D+	Public	KG - 5
3.97Mi.	**Port Reading Elementary School** Number of Students: 385 Student-Teacher Ratio: 10.85	D+	Public	KG - 5
1.86Mi.	**Fords Middle School** Number of Students: 645 Student-Teacher Ratio: 10.24	D+	Public	6 - 8
5.40Mi.	**Oak Ridge Heights Elementary School** Number of Students: 292 Student-Teacher Ratio: 11.92	B+	Public	KG - 5
4.72Mi.	**Lynn Crest Elementary School** Number of Students: 300 Student-Teacher Ratio: 9.68	B	Public	KG - 5

Flood Report

The Subject Property of **6 WORDEN AVE, PERTH AMBOY, NJ 08861-2206** 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.

ICE SiteX Report

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	141%	NOTABLY HIGHER
BURGLARY	110%	HIGHER
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	112%	HIGHER
AGGRAVATED ASSAULT	95%	SIMILAR
FORCIBLE RAPE	109%	SIMILAR
MURDER	122%	HIGHER
OVERALL	124%	HIGHER

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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