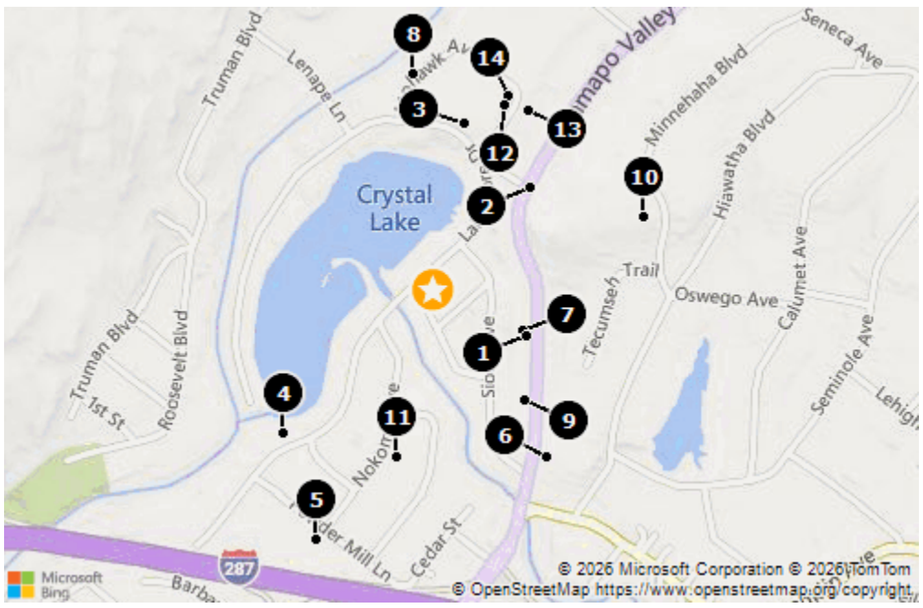
ICE SiteX Report

OrderID: 98181502

SiteX Property Information Report



Subject Property Location

70 LAKESHORE DR, OAKLAND, NJ 07436-2127

County:	**BERGEN NJ**	Census Tract:	340030391.002005
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	42 04506-0000-00001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$684,000**	FSD:	15	Common Confidence Score:	52
Value Range:	$581,400 - $786,600	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$324,700	Market Land Value:	$324,700	Tax Year:	2024
Assd Improvement:	$242,100	Market Improvment Value:	$242,100	Total Taxable Value:	$11,745
Total Assessed Value:	$566,800	Total Assessor Market Value:	$566,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	V

Assessment Legal Description

Lot: 1 Block: 4506 District: 42
City/Muni/Twp: OAKLAND BORO

Property Characteristics

Lot Size:	15,377 SF	Bedrooms:		Pool:	
Building Area:	1460 SF	Baths:		Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/08/2024	Sales Price:	$395,622
Document #:	2024012494 BK-PG 1863-187	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/23/2015	Sales Price:	$260,000
Document #:	15-012227 BK-PG 00390-1881	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/17/2015	Loan Amount:	N/A
Document #:	15-010655.01 BK-PG 01863-0187	Loan Type:	Assumption
TD Due Date:	02/01/2045	Type Finance:	
Legal Description:			
Lot: 1 Block: 4506			
City/Muni/Twp: OAKLAND			

Prior Transfer

Recording Date:	02/17/2015	Sales Price:	$387,296
Document #:	15-010655 BK-PG 01863-0180	Type of Sale:	Full Amount on Deed
Contract Date:	01/29/2015		

ICE SiteX Report

OrderID: 98181502

Document Type:
Legal Description:
Lot: 1 Block: 4506
City/Muni/Twp: OAKLAND

Prior Transfer

Recording Date:	01/29/2015	Sales Price:	$387,296
Document #:	BK-PG 1863 -180	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: 4506 District: 42
City/Muni/Twp: OAKLAND BORO

Mortgage Record

Recording Date:	03/25/2010	Loan Amount:	N/A
Document #:	BK-PG 00390-1881	Loan Type:	Unknown
TD Due Date:	04/01/2040	Type Finance:	

Legal Description:
City/Muni/Twp: OAKLAND BOR

Mortgage Record

Recording Date:	09/29/1999	Loan Amount:	N/A
Document #:	164391 BK-PG 10202-0360	Loan Type:	Unknown
TD Due Date:	10/09/2014	Type Finance:	

Legal Description:
Lot: 1 Block: 2412

Area Sales Analysis

Total Area Sales	$9,053,600	Median # of Bedrooms	
Median Lot Size	12,959 SF	Median # of Baths	
Median Living Area	1,439 SF	Median Year Built	1956
Price Range - 2 Yrs	$400,000 to $820,000	Age Range	60 years to 78 years
Median Value	$670,850	Median Age	70 years

Comparable Sales Data

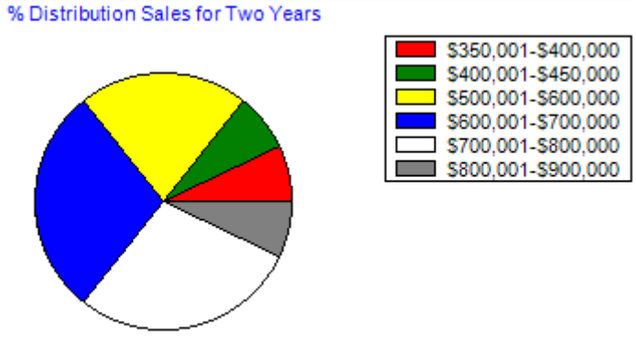
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**509 RAMAPO VALLEY RD** **OAKLAND, NJ 07436-2810**	07/09/2026	$530,000	$319	1660	//	1956	7,492 SF	
		APN: 42 04507-0000-00018 Document #: 2026046596 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 4507 Abbreviated Description: Lot:18 Block:4507 City/Muni/Twp:OAKLAND BORO City/Muni/Twp: OAKLAND BORO								
2	.19Mi.	**550 RAMAPO VALLEY RD** **OAKLAND, NJ 07436-2812**	06/10/2026	$676,700	$578	1170	//	1966	22,216 SF	
		APN: 42 04701-0000-00002 Document #: 2026038325 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 4701 Abbreviated Description: Lot:2 Block:4701 City/Muni/Twp:OAKLAND BORO City/Muni/Twp: OAKLAND BORO								
3	.21Mi.	**110 LAKESHORE DR** **OAKLAND, NJ 07436-2104**	05/14/2026	$730,000	$515	1416	//	1959	14,288 SF	
		APN: 42 01502-0000-00017 Document #: 2026032614 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 1502 Abbreviated Description: Lot:17 Block:1502 City/Muni/Twp:OAKLAND BORO City/Muni/Twp: OAKLAND BORO								
4	.25Mi.	**31 LAKESHORE DR** **OAKLAND, NJ 07436-2101**	02/12/2026	$735,000	$367	1998	//	1953	15,159 SF	
		APN: 42 01501-0000-00064 Document #: 2026009656 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 64 Block: 1501 Abbreviated Description: Lot:64 Block:1501 City/Muni/Twp:OAKLAND BORO City/Muni/Twp: OAKLAND BORO								
5	.35Mi.	**39 POWDERMILL LN** **OAKLAND, NJ 07436-2143**	02/10/2026	$584,900	$378	1544	//	1955	16,422 SF	
		APN: 42 04501-0000-00012 Document #: 2026009122 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 4501 Abbreviated Description: Lot:12 Block:4501 City/Muni/Twp:OAKLAND BORO City/Muni/Twp: OAKLAND BORO								
6	.25Mi.	**478 RAMAPO VALLEY RD** **OAKLAND, NJ 07436-2809**	02/03/2026	$400,000	$261	1532	//	1948	14,723 SF	
		APN: 42 04601-0000-00042 Document #: 2026007350 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 42 Block: 4601 Abbreviated Description: Lot:42 Block:4601 City/Muni/Twp:OAKLAND BORO City/Muni/Twp: OAKLAND BORO								
7	.12Mi.	**511 RAMAPO VALLEY RD** **OAKLAND, NJ 07436-2810**	11/17/2025	$585,000	$585	1000	//	1957	7,492 SF	
		APN: 42 04507-0000-00017 Document #: 2025077707 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 17 Block: 450 Abbreviated Description: Lot:17 Block:450 City/Muni/Twp:OAKLAND BORO City/Muni/Twp: OAKLAND BORO								
8	.28Mi.	**48 MOHAWK AVE** **OAKLAND, NJ 07436-2206**	11/03/2025	$700,000	$525	1332	//	1958	13,373 SF	
		APN: 42 01503-0000-00009 Document #: 2025074626 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 1503 Abbreviated Description: Lot:9 Block:1503 City/Muni/Twp:OAKLAND City/Muni/Twp: OAKLAND								
9	.17Mi.	**491 RAMAPO VALLEY RD** **OAKLAND, NJ 07436-2800**	10/17/2025	$450,000	$446	1008	//	1957	7,492 SF	
		APN: 42 04507-0000-00024 Document #: 2025070878 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Block: 4507 Abbreviated Description: Lot:24 Block:4507 City/Muni/Twp:OAKLAND BORO City/Muni/Twp: OAKLAND BORO								
10	.25Mi.	**19 MINNEHAHA BLVD**	10/17/2025	$777,000	$383	2026	//	1957	62,291 SF	

ICE SiteX Report

OrderID: 98181502

		OAKLAND, NJ 07436-2803								
	APN: 42 04701-0000-00061 Document #: 2025070898									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 61 Block: 4701 Abbreviated Description: Lot:61 Block:4701 City/Muni/Twp:OAKLAND BORO City/Muni/Twp: OAKLAND BORO									
11	.21Mi.	**20 NOKOMIS AVE**	10/17/2025	$755,000	$642	1176	//	1958	12,545 SF	
		OAKLAND, NJ 07436-2136								
	APN: 42 04509-0000-00009 Document #: 2025070555									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 9 Block: 4509 Abbreviated Description: Lot:9 Block:4509 City/Muni/Twp:OAKLAND BORO City/Muni/Twp: OAKLAND BORO									
12	.24Mi.	**11 MOHAWK AVE**	10/16/2025	$820,000	$318	2576	//	1948	8,102 SF	
		OAKLAND, NJ 07436-2205								
	APN: 42 01502-0000-00012 Document #: 2025070399									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 12 Block: 1502 Abbreviated Description: Lot:12 Block:1502 City/Muni/Twp:OAKLAND BORO City/Muni/Twp: OAKLAND BORO									
13	.25Mi.	**14 MOHAWK AVE**	09/02/2025	$645,000	$455	1416	//	1956	6,229 SF	
		OAKLAND, NJ 07436-2206								
	APN: 42 01503-0000-00026 Document #: 2025059885									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 26 Block: 1503 Abbreviated Description: Lot:26 Block:1503 City/Muni/Twp:OAKLAND City/Muni/Twp: OAKLAND									
14	.25Mi.	**19 MOHAWK AVE**	08/29/2025	$665,000	$454	1462	//	1955	9,278 SF	
		OAKLAND, NJ 07436-2205								
	APN: 42 01502-0000-00011 Document #: 2025059835									
	Document Type: Price Code: D									
	Land Use: Single Family Residential									
	Legal: Lot: 11 Block: 1502 Abbreviated Description: Lot:11 Block:1502 City/Muni/Twp:OAKLAND City/Muni/Twp: OAKLAND									

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.	**70 LAKESHORE DR**	**01/29/2015**	$566,800	$566,800	1,460		1960	15,377 SF	
.02Mi.	**74 LAKESHORE DR**	**02/21/2003**	$807,900	$807,900	2,138		1954	11,892 SF	
.02Mi.	**7 HURON AVE**	**05/13/2015**	$434,800	$434,800	1,008		1957	7,492 SF	
.03Mi.	**5 HURON AVE**	**03/04/2021**	$634,100	$634,100	2,030		1950	9,365 SF	
.03Mi.	**9 HURON AVE**		$574,000	$574,000	2,016		1956	7,492 SF	
.03Mi.	**66 LAKESHORE DR**	**03/23/2023**	$520,300	$520,300	1,144		1959	7,797 SF	
.03Mi.	**11 HURON AVE**		$494,000	$494,000	1,556		1954	7,492 SF	
.04Mi.	**71 LAKESHORE DR**	**04/29/2022**	$573,500	$573,500	1,056		1956	8,538 SF	
.04Mi.	**25 ROCKAWAY AVE**		$575,500	$575,500	1,564		1957	7,797 SF	
.04Mi.	**78 LAKESHORE DR**	**12/19/2003**	$600,100	$600,100	1,772		1953	8,756 SF	
.04Mi.	**69 LAKESHORE DR**		$654,200	$654,200	2,000		1955	8,233 SF	
.04Mi.	**73 LAKESHORE DR**	**07/08/2019**	$692,900	$692,900	2,005		1959	8,799 SF	
.04Mi.	**23 ROCKAWAY AVE**	**10/17/2022**	$543,000	$543,000	1,728		1953	7,797 SF	
.04Mi.	**75 LAKESHORE DR**	**08/11/2003**	$420,600	$420,600	936		1958	9,017 SF	
.04Mi.	**13 HURON AVE**	**12/14/2021**	$540,700	$540,700	1,534		1957	7,492 SF	
.05Mi.	**77 LAKESHORE DR**		$555,600	$555,600	1,479		1949	8,712 SF	

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	88%

Demographics & Income

Median Age:	42.6 years old	Households:	4,560
Median Household Income:	$161,688	Households w/Family:	81%
Household Income Per Capita:	$58,506	Households w/Family Married:	69%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	39%

ICE SiteX Report

OrderID: 98181502

School District

School District Zone:	Oakland Borough School District	Students:	1,326
Number of Schools:	5	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.67Mi.	**Heights Elementary School** Number of Students: 343 Student-Teacher Ratio: 10.47	B	Public	PK - 5
0.67Mi.	**Heights Elementary School** Number of Students: 343 Student-Teacher Ratio: 10.47	B	Public	PK - 5
0.85Mi.	**Indian Hills High School** Number of Students: 668 Student-Teacher Ratio: 8.86 Advanced Placement: Yes	A-	Public	9 - 12
0.85Mi.	**Indian Hills High School** Number of Students: 668 Student-Teacher Ratio: 8.86 Advanced Placement: Yes	A-	Public	9 - 12
0.78Mi.	**Valley Middle School** Number of Students: 446 Student-Teacher Ratio: 9.41	A	Public	6 - 8
0.78Mi.	**Valley Middle School** Number of Students: 446 Student-Teacher Ratio: 9.41	A	Public	6 - 8
3.43Mi.	**Ramapo High School** Number of Students: 1,166 Student-Teacher Ratio: 10.23 Advanced Placement: Yes	B	Public	9 - 12
3.43Mi.	**Ramapo High School** Number of Students: 1,166 Student-Teacher Ratio: 10.23 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **70 LAKESHORE DR, OAKLAND, NJ 07436-2127** 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	60%	NOTABLY LOWER
BURGLARY	49%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	0%	NA
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	107%	SIMILAR
MURDER	45%	SIGNIFICANTLY LOWER
OVERALL	38%	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

OrderID: 98181502

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