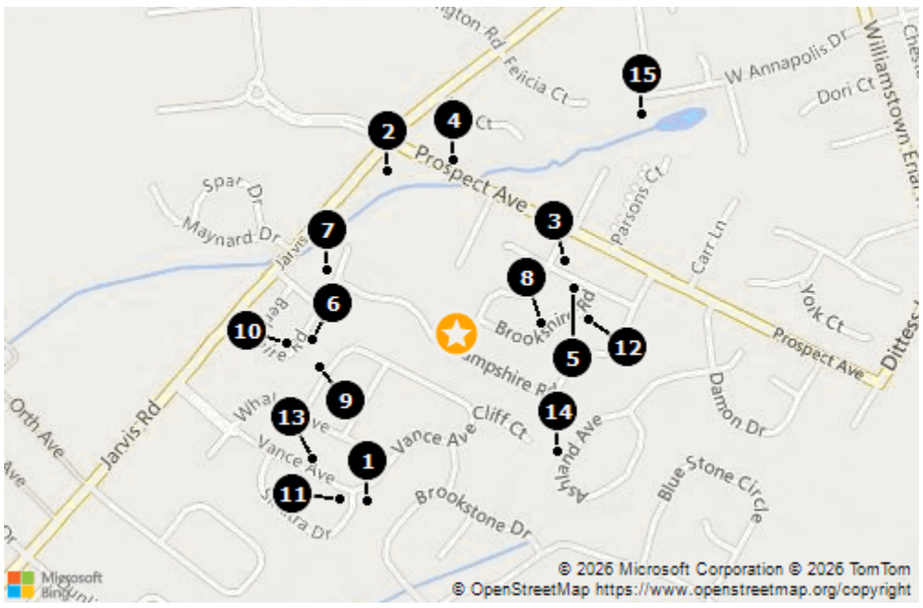
ICE SiteX Report

OrderID: 98730014

SiteX Property Information Report



Subject Property Location

87 EDINSHIRE RD, SICKLERVILLE, NJ 08081-2153

County:	**CAMDEN NJ**	Census Tract:	340076084.032002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	15 17001-0000-00017	Thomas Bros Pg-Grid:	

Valuation

Value:	**$202,000**	FSD:	10	Common Confidence Score:	67
Value Range:	$181,800 - $222,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$20,000	Market Land Value:	$20,000	Tax Year:	2025
Assd Improvement:	$36,400	Market Improvment Value:	$36,400	Total Taxable Value:	$2,453
Total Assessed Value:	$56,400	Total Assessor Market Value:	$56,400	Delinquent Year:	
				Tax Account ID:	00302017
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Block: 17001 District: 15 Map Ref: TAX MAP 170
City/Muni/Twp: GLOUCESTER TWP

Property Characteristics

Lot Size:	2,526 SF	Bedrooms:		Pool:	
Building Area:	1250 SF	Baths:		Fireplace:	
Year Built:	1980	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

Prior Transfer

Recording Date:	09/15/2025	Sales Price:	N/A
Document #:	2025057977 BK-PG 12916-1078	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/10/2025		
Document Type:			

Legal Description:
Lot: 17 Block: 17001
City/Muni/Twp: GLOUCESTER TWP

Prior Transfer

Recording Date:	09/10/2025	Sales Price:	$149,000
Document #:	BK-PG 12916 -1078	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 Block: 17001 District: 15 Map Ref: TAX MAP 170
City/Muni/Twp: GLOUCESTER TWP

Mortgage Record

Recording Date:	02/05/2025	Loan Amount:	N/A
Document #:	2025006800 BK-PG 12750-1257	Loan Type:	FHA
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Lot: 17 Block: 17001
City/Muni/Twp: GLOUCESTER TWP

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Prior Transfer

Recording Date:	09/05/2024	Sales Price:	N/A
Document #:	2024054001 BK-PG 12158-1275	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/11/2022	Sales Price:	$149,000
Document #:	2022075517 BK-PG 12158-1269	Type of Sale:	Full Amount on Deed
Contract Date:	07/07/2022		
Document Type:			

Legal Description:
Lot: 17 Block: 17001
City/Muni/Twp: GLOUCESTER TWP

Prior Transfer

Recording Date:	01/21/2015	Sales Price:	$38,250
Document #:	2015005796 BK-PG 10140-0398	Type of Sale:	Full Amount on Deed
Contract Date:	12/23/2014		
Document Type:			

Legal Description:
Lot: 17 Block: 17001 Section: 2 District: 15 Subdivision: BRITTANY WOODS EAST Map Ref: MAP653-8
City/Muni/Twp: GLOUCESTER

Area Sales Analysis

Total Area Sales	$4,681,400	Median # of Bedrooms	
Median Lot Size	5,502 SF	Median # of Baths	
Median Living Area	1,250 SF	Median Year Built	1981
Price Range - 2 Yrs	$137,000 to $480,000	Age Range	30 years to 53 years
Median Value	$240,000	Median Age	45 years

Comparable Sales Data

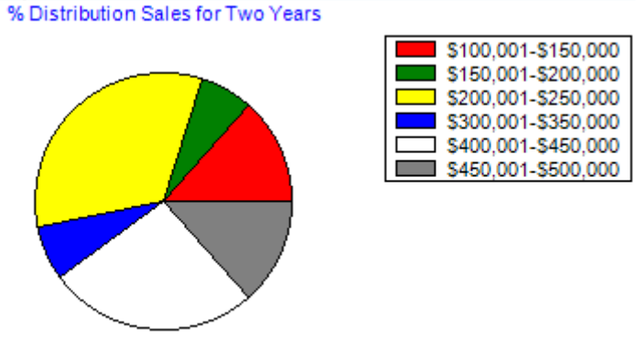
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**38 VANCE AVE** **SICKLERVILLE, NJ 08081-5502**	10/14/2026	$450,000	$224	2008	//	1996	SF	
		APN: 15 16801-0000-00058 Document #: 2026066316 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 58 Block: 16801 Abbreviated Description: Lot:58 Block:16801 City/Muni/Twp:GLOUCESTER TWP City/Muni/Twp: GLOUCESTER TWP								
2	.22Mi.	**482-484 JARVIS ROAD** **SICKLERVILLE, NJ 08081-2126**	09/30/2026	$240,000	$115	2084	//	1978	7,701 SF	
		APN: 15 17101-0000-00007 Document #: 2026063260 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 17101 Abbreviated Description: Lot:7 Block:17101 City/Muni/Twp:GLOUCESTER TWP City/Muni/Twp: GLOUCESTER TWP								
3	.16Mi.	**42 YORKSHIRE RD** **SICKLERVILLE, NJ 08081-2148**	09/21/2026	$223,000	$191	1162	//	1978	5,502 SF	
		APN: 15 17005-0000-00038 Document #: 2026061440 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 38 Block: 17005 Abbreviated Description: Lot:38 Block:17005 City/Muni/Twp:GLOUCESTER TWP City/Muni/Twp: GLOUCESTER TWP								
4	.22Mi.	**16 PROSPECT AVE** **SICKLERVILLE, NJ 08081-2107**	09/16/2026	$345,000	$311	1108	//	1973	13,125 SF	
		APN: 15 17102-0000-00005 Document #: 2026060466 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 17102 Abbreviated Description: Lot:5 Block:17102 City/Muni/Twp:GLOUCESTER TWP City/Muni/Twp: GLOUCESTER TWP								
5	.16Mi.	**31 YORKSHIRE RD** **SICKLERVILLE, NJ 08081-2150**	09/08/2026	$145,000	$116	1250	//	1981	2,500 SF	
		APN: 15 17004-0000-00022 Document #: 2026058563 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Block: 17004 Abbreviated Description: Lot:22 Block:17004 City/Muni/Twp:GLOUCESTER TWP City/Muni/Twp: GLOUCESTER TWP								
6	.18Mi.	**63 BERKSHIRE RD** **SICKLERVILLE, NJ 08081-2102**	09/02/2026	$240,000			//		4,299 SF	
		APN: 15 16901-0000-00032 Document #: 2026057799 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Block: 16901 Abbreviated Description: Lot:32 Block:16901 City/Muni/Twp:GLOUCESTER TWP City/Muni/Twp: GLOUCESTER TWP								
7	.18Mi.	**88 BERKSHIRE RD** **SICKLERVILLE, NJ 08081-2145**	08/19/2026	$200,000	$160	1250	//	1978	2,500 SF	
		APN: 15 16903-0000-00011 Document #: 2026053741 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 16903 Abbreviated Description: Lot:11 Block:16903 City/Muni/Twp:GLOUCESTER TWP City/Muni/Twp: GLOUCESTER TWP								
8	.1Mi.	**31 BROOKSHIRE RD** **SICKLERVILLE, NJ 08081-2146**	08/19/2026	$222,000	$211	1050	//	1981	1,586 SF	
		APN: 15 17004-0000-00012 Document #: 2026053861 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 17004 Abbreviated Description: Lot:12 Block:17004 City/Muni/Twp:GLOUCESTER TWP City/Muni/Twp: GLOUCESTER TWP								
9	.18Mi.	**92 VANCE AVE** **SICKLERVILLE, NJ 08081-5504**	08/11/2026	$440,000	$246	1786	//	1993	9,374 SF	
		APN: 15 16809-0000-00002 Document #: 2026051721 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 16809 Abbreviated Description: Lot:2 Block:16809 City/Muni/Twp:GLOUCESTER TWP City/Muni/Twp: GLOUCESTER TWP								
10	.22Mi.	**54 BERKSHIRE RD** **SICKLERVILLE, NJ 08081-2103**	08/07/2026	$235,000	$202	1162	//	1978	8,599 SF	
		APN: 15 16902-0000-00013 Document #: 2026050705 Document Type: Price Code: D Land Use: Single Family Residential								

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	Legal: Lot: 13 Block: 16902 Abbreviated Description: Lot:13 Block:16902 City/Muni/Twp:GLOUCESTER TWP City/Muni/Twp: GLOUCESTER TWP									
11	.25Mi.	**34 VANCE AVE** **SICKLERVILLE, NJ 08081-5500**	08/05/2026	$425,000	$216	1964	//	1993	10,001 SF	
	APN: 15 16808-0000-00007 Document #: 2026050114 Document Type: Price Code: D Land Use: Single Family Residential									
	Legal: Lot: 7 Block: 16808 Abbreviated Description: Lot:7 Block:16808 City/Muni/Twp:GLOUCESTER TWP City/Muni/Twp: GLOUCESTER TWP									
12	.17Mi.	**12 BROOKSHIRE RD** **SICKLERVILLE, NJ 08081-2147**	08/04/2026	$137,000	$109	1250	//	1980	2,100 SF	
	APN: 15 17003-0000-00045 Document #: 2026049891 Document Type: Price Code: D Land Use: Single Family Residential									
	Legal: Lot: 45 Block: 17003 Abbreviated Description: Lot:45 Block:17003 City/Muni/Twp:GLOUCESTER TWP City/Muni/Twp: GLOUCESTER TWP									
13	.24Mi.	**23 VANCE AVE** **SICKLERVILLE, NJ 08081-2199**	07/29/2026	$455,000	$235	1930	//	1993	9,374 SF	
	APN: 15 16804-0000-00016 Document #: 2026048551 Document Type: Price Code: D Land Use: Single Family Residential									
	Legal: Lot: 16 Block: 16804 Abbreviated Description: Lot:16 Block:16804 City/Muni/Twp:GLOUCESTER TWP City/Muni/Twp: GLOUCESTER TWP									
14	.19Mi.	**29 ASHLAND AVE** **SICKLERVILLE, NJ 08081-2183**	07/20/2026	$444,400	$248	1788	//	1990	8,925 SF	
	APN: 15 17202-0000-00019 Document #: 2026045584 Document Type: Price Code: D Land Use: Single Family Residential									
	Legal: Lot: 19 Block: 17202 Abbreviated Description: Lot:19 Block:17202 City/Muni/Twp:GLOUCESTER TWP City/Muni/Twp: GLOUCESTER TWP									
15	.35Mi.	**39 W ANNAPOLIS DR** **SICKLERVILLE, NJ 08081-2191**	07/14/2026	$480,000	$262	1832	//	1995	SF	
	APN: 15 17301-0000-00074 Document #: 2026044074 Document Type: Price Code: D Land Use: Single Family Residential									
	Legal: Lot: 74 Block: 17301 Abbreviated Description: Lot:74 Block:17301 City/Muni/Twp:GLOUCESTER TWP City/Muni/Twp: GLOUCESTER 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.

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.	**87 EDINSHIRE RD**	**09/10/2025**	$56,400	$56,400	1,250		1980	2,526 SF	
0Mi.	**85 EDINSHIRE RD**	**07/02/2021**	$57,200	$57,200	1,250		1980	2,526 SF	
.01Mi.	**89 EDINSHIRE RD**	**10/29/1986**	$61,600	$61,600	1,162		1980	4,443 SF	
.01Mi.	**83 EDINSHIRE RD**	**08/15/2008**	$58,100	$58,100	1,250		1981	2,526 SF	
.01Mi.	**81 EDINSHIRE RD**	**06/30/2004**	$56,400	$56,400	1,250		1980	2,526 SF	
.02Mi.	**79 EDINSHIRE RD**	**04/14/2026**	$52,000	$52,000	1,050		1980	2,526 SF	
.02Mi.	**77 EDINSHIRE RD**	**10/06/1998**	$56,400	$56,400	1,250		1980	2,526 SF	
.02Mi.	**191 HAMPSHIRE RD**	**10/08/2024**	$56,400	$56,400	1,250		1980	3,054 SF	
.03Mi.	**161 HAMPSHIRE RD**	**01/26/1998**	$60,700	$60,700	1,162		1981	5,001 SF	
.03Mi.	**75 EDINSHIRE RD**	**10/24/2022**	$56,400	$56,400	1,250		1980	2,526 SF	
.03Mi.	**193 HAMPSHIRE RD**	**09/10/2024**	$56,400	$56,400	1,250		1980	3,054 SF	
.03Mi.	**70 BROOKSHIRE RD**	**04/08/2022**	$61,100	$61,100	1,162		1980	5,201 SF	
.03Mi.	**172 HAMPSHIRE RD**	**12/17/2004**	$60,700	$60,700	1,162		1978	4,500 SF	
.03Mi.	**159 HAMPSHIRE RD**	**08/07/2019**	$57,900	$57,900	1,250		1981	2,500 SF	
.03Mi.	**170 HAMPSHIRE RD**	**04/19/2011**	$52,000	$52,000	1,050		1978	2,500 SF	
.03Mi.	**195 HAMPSHIRE RD**	**05/04/2022**	$57,200	$57,200	1,250		1980	2,648 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	37.9 years old	Households:	17,603
Median Household Income:	$102,022	Households w/Family:	74%
Household Income Per Capita:	$40,918	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	36%

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School District

School District Zone:	Black Horse Pike Regional School District	Students:	3,487
Number of Schools:	3	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.46Mi.	**Timber Creek Regional High School** Number of Students: 1,109 Student-Teacher Ratio: 13.17 Advanced Placement: Yes	D+	Public	9 - 12
0.46Mi.	**Timber Creek Regional High School** Number of Students: 1,109 Student-Teacher Ratio: 13.17 Advanced Placement: Yes	D+	Public	9 - 12

Flood Report

The Subject Property of **87 EDINSHIRE RD, SICKLERVILLE, NJ 08081-2153** 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	84%	LOWER
BURGLARY	76%	NOTABLY LOWER
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	54%	NOTABLY LOWER
FORCIBLE RAPE	129%	HIGHER
MURDER	79%	LOWER
OVERALL	71%	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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