ICE SiteX Report

OrderID: 97938814

SiteX Property Information Report



Subject Property Location

89 MOUNTAIN GLEN RD, RINGWOOD, NJ 07456-1914

County:	**PASSAIC NJ**	Census Tract:	340312167.022000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	11 00733-0000-00005	Thomas Bros Pg-Grid:	

Valuation

Value:	**$511,000**	FSD:	19	Common Confidence Score:	38
Value Range:	$413,910 - $608,090	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$165,300	Market Land Value:	$165,300	Tax Year:	2024
Assd Improvement:	$72,200	Market Improvment Value:	$72,200	Total Taxable Value:	$9,887
Total Assessed Value:	$237,500	Total Assessor Market Value:	$237,500	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Block: 733 District: 11
City/Muni/Twp: RINGWOOD BORO

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2050 SF	Baths:		Fireplace:	
Year Built:	1959	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:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/29/2024	Loan Amount:	N/A
Document #:	2024023784 BK-PG M18997-149	Loan Type:	FHA
TD Due Date:	07/01/2064	Type Finance:	

Legal Description:
Lot: 5 Block: 733
City/Muni/Twp: CLEMENTON BORO

Prior Transfer

Recording Date:	11/10/2003	Sales Price:	N/A
Document #:	BK-PG D689-241	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	10/27/2003		
Document Type:			

Legal Description:
Lot: 5 Block: 733 District: 11
City/Muni/Twp: RINGWOOD BOR

Prior Transfer

Recording Date:	10/27/2003	Sales Price:	N/A
Document #:	BK-PG 689 -241	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: 733 District: 11
City/Muni/Twp: RINGWOOD BORO

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Prior Transfer

Recording Date:	12/11/2001	Sales Price:	$145,000
Document #:	BK-PG 334- 269	Type of Sale:	Full Amount on Deed
Contract Date:	10/29/2001		
Document Type:			

Legal Description:
Lot: 5 Block: 733 District: 11
City/Muni/Twp: RINGWOOD BOR

Area Sales Analysis

Total Area Sales	$7,687,500	Median # of Bedrooms	
Median Lot Size	8,448 SF	Median # of Baths	
Median Living Area	1,736 SF	Median Year Built	1963
Price Range - 2 Yrs	$320,000 to $800,000	Age Range	27 years to 82 years
Median Value	$485,000	Median Age	63 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**54 SKYLINE LAKE DR** **RINGWOOD, NJ 07456-1917**	06/12/2026	$320,000	$278	1148	//	1961	8,448 SF	
		APN: 11 00739-0000-00016 Document #: 2026020140 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 739 Abbreviated Description: Lot:16 Block:739 City/Muni/Twp:RINGWOOD BORO City/Muni/Twp: RINGWOOD BORO								
2	.2Mi.	**380 SKYLINE LAKE DR** **RINGWOOD, NJ 07456-1921**	06/08/2026	$322,500	$162	1980	//	1964	10,000 SF	
		APN: 11 00742-0000-00006 Document #: 2026019308 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 742 Abbreviated Description: Lot:6 Block:742 City/Muni/Twp:RINGWOOD BORO City/Muni/Twp: RINGWOOD BORO								
3	.05Mi.	**140 SKYLINE LAKE DR** **RINGWOOD, NJ 07456-1955**	06/05/2026	$450,000	$259	1736	//	1960	15,450 SF	
		APN: 11 00740-0000-00053 Document #: 2026019278 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 53 Block: 740 Abbreviated Description: Lot:53 Block:740 City/Muni/Twp:RINGWOOD BORO City/Muni/Twp: RINGWOOD BORO								
4	.37Mi.	**4 BIRCH RD** **RINGWOOD, NJ 07456-2505**	04/29/2026	$645,000	$325	1984	//	1980	6,000 SF	
		APN: 11 00716-0000-00002 Document #: 2026014655 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 716 Abbreviated Description: Lot:2 Block:716 City/Muni/Twp:RINGWOOD BORO City/Muni/Twp: RINGWOOD BORO								
5	.52Mi.	**25 ALTA VISTA DR** **RINGWOOD, NJ 07456-2001**	03/30/2026	$800,000	$250	3193	//	1999	30,000 SF	
		APN: 11 00729-0000-00013 Document #: 2026010852 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 729 Abbreviated Description: Lot:13 Block:729 City/Muni/Twp:RINGWOOD BORO City/Muni/Twp: RINGWOOD BORO								
6	.29Mi.	**35 SMOKEY RIDGE RD** **RINGWOOD, NJ 07456-1901**	01/29/2026	$485,000	$241	2010	//	1971	10,000 SF	
		APN: 11 00726-0000-00112 Document #: 2026003600 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 112 Block: 726 Abbreviated Description: Lot:112 Block:726 City/Muni/Twp:RINGWOOD BORO City/Muni/Twp: RINGWOOD BORO								
7	.47Mi.	**6 OAKWOOD DR** **RINGWOOD, NJ 07456-2016**	01/29/2026	$585,000	$299	1953	//	1966	28,704 SF	
		APN: 11 00726-0000-00025 Document #: 2026003655 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 25 Block: 726 Abbreviated Description: Lot:25 Block:726 City/Muni/Twp:RINGWOOD BORO City/Muni/Twp: RINGWOOD BORO								
8	.21Mi.	**354 SKYLINE LAKE DR** **RINGWOOD, NJ 07456-1921**	01/08/2026	$425,000	$459	925	//	1944	5,555 SF	
		APN: 11 00731-0000-00007 Document #: 2026000947 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 731 Abbreviated Description: Lot:7 Block:731 City/Muni/Twp:RINGWOOD BORO City/Muni/Twp: RINGWOOD BORO								
9	.37Mi.	**219 SKYLINE LAKE DR** **RINGWOOD, NJ 07456-1952**	12/23/2025	$620,000	$476	1302	//	1963	9,460 SF	
		APN: 11 00730-0000-00001 Document #: 2025043754 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 1 Block: 730 Abbreviated Description: Lot:1 Block:730 City/Muni/Twp:MONROE TWP City/Muni/Twp: MONROE TWP								
10	.45Mi.	**239 SKYLINE LAKE DR** **RINGWOOD, NJ 07456-1952**	12/18/2025	$560,000	$366	1530	//	1950	9,000 SF	
		APN: 11 00730-0000-00010 Document #: 2025043086 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 730 Abbreviated Description: Lot:10 Block:730 City/Muni/Twp:RINGWOOD BORO City/Muni/Twp: RINGWOOD BORO								
11	.47Mi.	**1 SYLVAN LN** **RINGWOOD, NJ 07456-1927**	11/17/2025	$455,000	$302	1502	//	1959	4,950 SF	
		APN: 11 00746-0000-00003 Document #: 2025039044 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 746 Abbreviated Description: Lot:3 Block:746 City/Muni/Twp:MILLTOWN BORO City/Muni/Twp: MILLTOWN BORO								
12	.38Mi.	**26 SKYLINE LAKE DR** **RINGWOOD, NJ 07456-1917**	11/07/2025	$585,000	$426	1372	//	1947	7,500 SF	
		APN: 11 00739-0000-00004 Document #: 2025037804 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Block: 739 Abbreviated Description: Lot:4 Block:739 City/Muni/Twp:RINGWOOD BORO City/Muni/Twp: RINGWOOD BORO								
13	.12Mi.	**241 BUENA VISTA DR** **RINGWOOD, NJ 07456-2005**	11/06/2025	$475,000	$260	1826	//	1971	SF	
		APN: 11 00735- 01-00003 Document #: 2025037673								

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Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 3 Block: 735.01 Abbreviated Description: Lot:3 Block:735.01 City/Muni/Twp:RINGWOOD BORO City/Muni/Twp: RINGWOOD BORO

14	.37Mi.	**442 SKYLINE LAKE DR** **RINGWOOD, NJ 07456-1957**	09/02/2025	$470,000	$248	1888	//	1968	5,000 SF

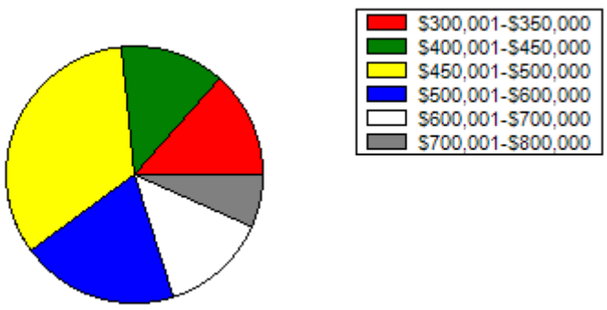
APN: 11 00743-0000-00031 Document #: 2025029198
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Block: 743 Abbreviated Description: Lot:31 Block:743 City/Muni/Twp:EASTAMPTON TWP City/Muni/Twp: EASTAMPTON TWP

15	.35Mi.	**59 SKYLINE LAKE DR** **RINGWOOD, NJ 07456-1944**	08/12/2025	$490,000	$490	1000	//	1955	5,096 SF

APN: 11 00744-0000-00002 Document #: 2025026578
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 2 Block: 744 Abbreviated Description: Lot:2 Block:744 City/Muni/Twp:RINGWOOD BORO City/Muni/Twp: RINGWOOD BORO

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**89 MOUNTAIN GLEN RD**	**10/27/2003**	$237,500	$237,500	2,050		1959		
.03Mi.	**87 MOUNTAIN GLEN RD**	**01/22/2022**	$175,100	$175,100	1,360		1952	24,360 SF	
.03Mi.	**90 SMOKEY RIDGE RD**	**02/26/2003**	$275,600	$275,600	1,969		1973	28,500 SF	
.04Mi.	**148 SKYLINE LAKE DR**	**08/28/2017**	$263,300	$263,300	1,669		1969	11,000 SF	
.04Mi.	**94 SMOKEY RIDGE RD**	**12/10/2021**	$271,900	$271,900	1,968		1964	13,500 SF	
.04Mi.	**144 SKYLINE LAKE DR**		$267,800	$267,800	2,144		1971		
.05Mi.	**83 MOUNTAIN GLEN RD**	**07/19/2021**	$283,200	$283,200	1,792		1967	21,432 SF	
.05Mi.	**93 SMOKEY RIDGE RD**	**09/22/2009**	$233,800	$233,800	1,582		1966	17,050 SF	
.05Mi.	**86 MOUNTAIN GLEN RD**	**06/04/1981**	$261,300	$261,300	1,812		1978	14,500 SF	
.05Mi.	**140 SKYLINE LAKE DR**	**09/23/2005**	$234,100	$234,100	1,736		1960	15,450 SF	
.05Mi.	**152 SKYLINE LAKE DR**	**06/24/2021**	$225,500	$225,500	1,280		1956	5,712 SF	
.06Mi.	**154 SKYLINE LAKE DR**	**10/11/1985**	$238,900	$238,900	1,186		1989	5,460 SF	
.06Mi.	**240 BUENA VISTA DR**	**09/14/2006**	$280,700	$280,700	1,658		1982	13,760 SF	
.06Mi.	**84 SMOKEY RIDGE RD**	**09/04/2009**	$266,100	$266,100	1,676		1971	29,100 SF	
.06Mi.	**136 SKYLINE LAKE DR**	**04/29/2021**	$288,100	$288,100	1,620		1975	15,190 SF	
.06Mi.	**87 SMOKEY RIDGE RD**	**09/05/2022**	$323,200	$323,200	2,538		1971	22,500 SF	

Rent vs. Own

Households Occupied by Renters:	4%	Households Occupied by Owners:	92%

Demographics & Income

Median Age:	43.4 years old	Households:	4,137
Median Household Income:	$145,149	Households w/Family:	77%
Household Income Per Capita:	$59,801	Households w/Family Married:	66%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	29%

School District

School District Zone:	Lakeland Regional School District	Students:	837
Number of Schools:	1	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.01Mi.	**Lakeland Regional High School**	C	Public	9 - 12

Number of Students: 823
Student-Teacher Ratio: 11.02
Advanced Placement: Yes

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1.01Mi. **Lakeland Regional High School** Number of Students: 823 Student-Teacher Ratio: 11.02 Advanced Placement: Yes	C	Public	9 - 12
2.91Mi. **Martin J. Ryerson Middle School** Number of Students: 345 Student-Teacher Ratio: 11.86	B+	Public	6 - 8
2.91Mi. **Martin J. Ryerson Middle School** Number of Students: 345 Student-Teacher Ratio: 11.86	B+	Public	6 - 8
0.59Mi. **Peter Cooper Elementary School** Number of Students: 235 Student-Teacher Ratio: 10.8	A-	Public	PK - 3
0.59Mi. **Peter Cooper Elementary School** Number of Students: 235 Student-Teacher Ratio: 10.8	A-	Public	PK - 3
3.30Mi. **Eleanor G. Hewitt Intermediate School** Number of Students: 208 Student-Teacher Ratio: 9.5	B-	Public	4 - 5
3.30Mi. **Eleanor G. Hewitt Intermediate School** Number of Students: 208 Student-Teacher Ratio: 9.5	B-	Public	4 - 5

Flood Report

The Subject Property of **89 MOUNTAIN GLEN RD, RINGWOOD, NJ 07456-1914** 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	14%	SIGNIFICANTLY LOWER
BURGLARY	13%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	0%	NA
FORCIBLE ROBBERY	149%	NOTABLY HIGHER
AGGRAVATED ASSAULT	20%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	142%	NOTABLY HIGHER
MURDER	42%	SIGNIFICANTLY LOWER
OVERALL	13%	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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Data deemed reliable, but not guaranteed.
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