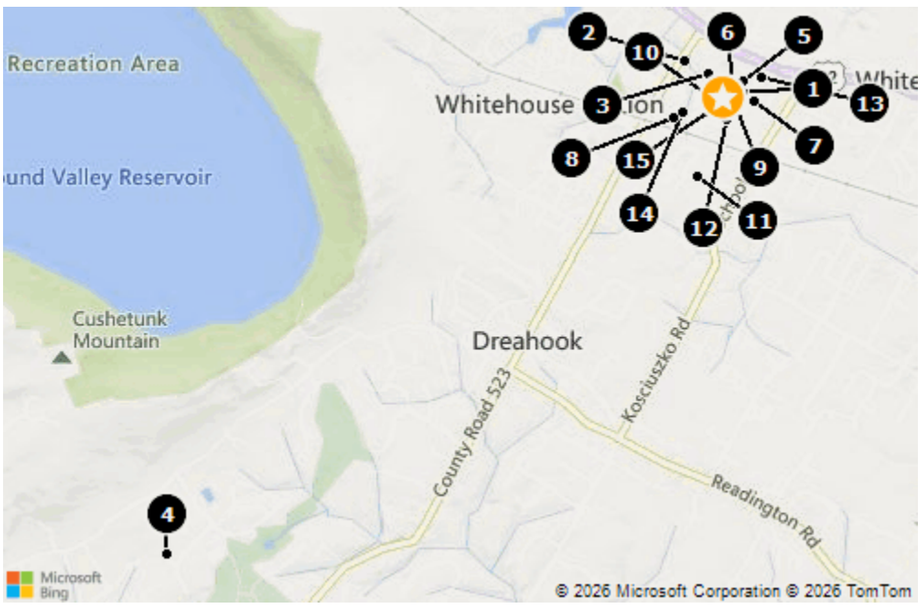
ICE SiteX Report

OrderID: 98230946

SiteX Property Information Report



Subject Property Location

89 VIOLET CT, WHITEHOUSE STATION, NJ 08889-2009

County:	**HUNTERDON NJ**	Census Tract:	340190111.002033
Property Use:	Single Family Residential	Zoning:	PND
Parcel Number:	22 00034-0000-00036- 089	Thomas Bros Pg-Grid:	

Valuation

Value:	**$520,000**	FSD:	7	Common Confidence Score:	82
Value Range:	$483,600 - $556,400	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$63,000	Market Land Value:	$63,000	Tax Year:	2024
Assd Improvement:	$237,100	Market Improvment Value:	$237,100	Total Taxable Value:	$7,866
Total Assessed Value:	$300,100	Total Assessor Market Value:	$300,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 36.089 Block: 34 District: 22 Map Ref: TAX MAP 7.08
City/Muni/Twp: READINGTON TWP

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1334 SF	Baths:		Fireplace:	
Year Built:	1987	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:	07/27/2026	Sales Price:	$404,040
Document #:	20260727000124940 BK-PG 4415-18	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/19/2021	Sales Price:	$246,000
Document #:	20211019000300490 BK-PG 4383-285	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/07/2021	Sales Price:	$393,000
Document #:	20211007000290740 BK-PG 2547-756	Type of Sale:	Full Amount on Deed
Contract Date:	09/22/2021		
Document Type:			

Legal Description:
Lot: 36.089 Block: 34 Subdivision: WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit: A-89
Abbreviated Description: BUILDING B-15
City/Muni/Twp: READINGTON TWP

Prior Transfer

Recording Date:	09/22/2021	Sales Price:	$393,000

ICE SiteX Report

OrderID: 98230946

Document #:	BK-PG 2547 -756	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 36.089 Block: 34 District: 22 Map Ref: TAX MAP 7.08
City/Muni/Twp: READINGTON TWP

Prior Transfer

Recording Date:	07/20/2021	Sales Price:	$247,500
Document #:	20210720000214700 BK-PG 4221-736	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/01/2021	Loan Amount:	N/A
Document #:	20210701000195740 BK-PG 4383-285	Loan Type:	New Conventional
TD Due Date:	08/01/2051	Type Finance:	

Legal Description:
Lot: 36.089 Block: 34 Subdivision: WHITEHOUSE VILLAGE CONDOMINIUM
Abbreviated Description: BUILDING B-15
City/Muni/Twp: READINGTON

Prior Transfer

Recording Date:	05/20/2020	Sales Price:	$250,000
Document #:	20200520000099820 BK-PG 3955-105	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/20/2020	Loan Amount:	N/A
Document #:	20200420000080020 BK-PG 4221-736	Loan Type:	New Conventional
TD Due Date:	05/01/2050	Type Finance:	

Legal Description:
Lot: 36.089 Block: 34 Subdivision: WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit: A-89
Abbreviated Description: BUILDING B-15
City/Muni/Twp: READINGTON

Prior Transfer

Recording Date:	05/09/2016	Sales Price:	$312,600
Document #:	20160509000096190 BK-PG 2376-0801	Type of Sale:	Full Amount on Deed
Contract Date:	05/02/2016		
Document Type:			

Legal Description:
Lot: 36.089 Block: 34 District: 22 Map Ref: MB2368 PG91
City/Muni/Twp: READINGTON

Prior Transfer

Recording Date:	12/11/2015	Sales Price:	$236,750
Document #:	20151211000259900 BK-PG 2368-0091	Type of Sale:	Full Amount on Deed
Contract Date:	12/08/2015		
Document Type:			

Legal Description:
Lot: 36.089 Block: 34 District: 22 Subdivision: THE WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit: A-89
Abbreviated Description: BLDG: B-15
City/Muni/Twp: READINGTON

Prior Transfer

Recording Date:	06/18/2015	Sales Price:	N/A
Document #:	20150618000126720 BK-PG 2355-0858	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	08/25/2014		
Document Type:			

Legal Description:
Lot: 36.089 Block: 34 District: 22 Subdivision: THE WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit: A-89
Abbreviated Description: BLDG B-15
City/Muni/Twp: READINGTON

Mortgage Record

Recording Date:	10/24/2007	Loan Amount:	N/A
Document #:	20071024000305330 BK-PG 3198-0708	Loan Type:	Purchase Money Mortgage
TD Due Date:	10/01/2037	Type Finance:	

Legal Description:
Lot: 36.089 Block: 34 District: 22 Subdivision: THE WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit: A-89
Abbreviated Description: BUILDING B-15
City/Muni/Twp: READINGTON TWP

Prior Transfer

Recording Date:	10/24/2007	Sales Price:	$342,500
Document #:	20071024000305320 BK-PG 2196-0702	Type of Sale:	Full Amount on Deed
Contract Date:	08/24/2007		
Document Type:			

Legal Description:
Lot: 36.089 Block: 34 District: 22 Subdivision: THE WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit: A-89
Abbreviated Description: BUILDING B-15
City/Muni/Twp: READINGTON TWP

Prior Transfer

Recording Date:	09/19/2007	Sales Price:	$35,000
Document #:	20070919000275100 BK-PG 2742-233	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	11/16/2006	Sales Price:	N/A
Document #:	20061116000089120 BK-PG 2742-233	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/29/2004	Loan Amount:	N/A
Document #:	8507596 BK-PG 2742-0233	Loan Type:	Credit Line (Revolving)
TD Due Date:		Type Finance:	VAR

Legal Description:
Lot: 36.89 Block: 34

Prior Transfer

Recording Date:	07/12/2001	Sales Price:	$249,900
Document #:	BK-PG 2013- 623	Type of Sale:	Full Amount on Deed
Contract Date:	07/11/2001		
Document Type:			

Legal Description:
Lot: 36.089 Block: 34 District: 22
City/Muni/Twp: READINGTON TWP

Prior Transfer

Recording Date:	11/19/1997	Sales Price:	$165,000
Document #:	BK-PG 1177- 320	Type of Sale:	Full Amount on Deed
Contract Date:	11/05/1997		
Document Type:			

Legal Description:
Lot: 36.C089 Block: 34 District: 22
City/Muni/Twp: READINGTON TWP

Area Sales Analysis

Total Area Sales	$7,455,238	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	1,334 SF	Median Year Built	1987
Price Range - 2 Yrs	$320,088 to $600,000	Age Range	39 years to 126 years
Median Value	$485,000	Median Age	39 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**242 LAUREL CT** **WHITEHOUSE STATION, NJ 08889-2025**	07/15/2026	$475,000	$420	1130	//	1987	SF	
		APN: 22 00034-0000-00036- 242 Document #: 20260715000117540 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36.242 Block: 34 Subdivision: WHITEHOUSE VILLAGE Legal Unit: D-242 Abbreviated Description: Lot:36.242 Block:34 Subdivision:WHITEHOUSE VILLAGE Legal Unit:D-242 Abbreviated Description:BUILDING C-46 City/Muni/Twp:READINGTON TWP City/Muni/Twp: READINGTON TWP								
2	.21Mi.	**106 MAIN ST** **WHITEHOUSE STATION, NJ 08889-3723**	07/06/2026	$535,000	$240	2220	//	1930	149,847 SF	
		APN: 22 00034-0000-00003 Document #: 20260706000110990 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: 34 Abbreviated Description: Lot:3 Block:34 City/Muni/Twp:READINGTON TWP City/Muni/Twp: READINGTON TWP								
3	.13Mi.	**166 ASTER CT** **WHITEHOUSE STATION, NJ 08889-2032**	06/30/2026	$475,000	$420	1130	//	1987	SF	
		APN: 22 00034-0000-00036- 166 Document #: 20260630000108020 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36.166 Block: 34 Subdivision: THE WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit: E-166 Abbreviated Description: Lot:36.166 Block:34 Subdivision:THE WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit:E-166 Abbreviated Description:BUILDING D-26 City/Muni/Twp:READINGTON TWP City/Muni/Twp: READINGTON TWP								
4	.09Mi.	**60 PHLOX CT** **WHITEHOUSE STATION, NJ 08889-2006**	06/22/2026	$483,000	$369	1308	//	1987	SF	
		APN: 22 00034-0000-00036- 060 Document #: 20260622000102870 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36.060 Block: 34 Subdivision: THE WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit: A-60 Abbreviated Description: Lot:36.060 Block:34 Subdivision:THE WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit:A-60 Abbreviated Description:BUILDING B-11 City/Muni/Twp:READINGTON TWP City/Muni/Twp: READINGTON TWP								
5	.13Mi.	**224 LOBELIA CT** **WHITEHOUSE STATION, NJ 08889-2018**	06/16/2026	$475,000	$189	2508	//	1987	SF	
		APN: 22 00034-0000-00036- 224 Document #: 20260616000100790 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36.224 Block: 34 Subdivision: THE WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit: E-224 Abbreviated Description: Lot:36.224 Block:34 Subdivision:THE WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit:E-224 Abbreviated Description:BUILDING B-36 City/Muni/Twp:READINGTON TWP City/Muni/Twp: READINGTON TWP								
6	.06Mi.	**268 LAUREL CT** **WHITEHOUSE STATION, NJ 08889-2028**	06/01/2026	$550,000	$355	1549	//	1987	SF	
		APN: 22 00034-0000-00036- 268 Document #: 20260601000091140 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 36.268 Block: 34 Subdivision: THE WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit: B-268 Abbreviated Description: Lot:36.268 Block:34 Subdivision:THE WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit:B-268 Abbreviated Description:BUILDING C-44 City/Muni/Twp:READINGTON TWP City/Muni/Twp: READINGTON TWP								
7	.16Mi.	**11 JUNIPER DR** **WHITEHOUSE STATION, NJ 08889-3600**	05/26/2026	$600,000	$391	1533	//	1963	31,799 SF	
		APN: 22 00035-0000-00006 Document #: 20260526000087290 Document Type: Price Code: D Land Use: Single Family Residential								

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Legal: Lot: 6 Block: 35 Abbreviated Description: Lot:6 Block:35 City/Muni/Twp:READINGTON TWP City/Muni/Twp: READINGTON TWP

8	.26Mi.	**13 WHITEHOUSE AVE** **WHITEHOUSE STATION, NJ 08889-3681**	05/05/2026	$565,000	$493	1144	//	1920	17,860 SF

APN: 22 00031-0000-00041 Document #: 20260505000076400
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 41 Block: 31 Abbreviated Description: Lot:41 Block:31 City/Muni/Twp:READINGTON TWP City/Muni/Twp: READINGTON TWP

9	.05Mi.	**24 DAISY CT** **WHITEHOUSE STATION, NJ 08889-2003**	04/29/2026	$550,000	$412	1334	//	1987	SF

APN: 22 00034-0000-00036- 024 Document #: 20260429000073050
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36.024 Block: 34 Subdivision: WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit: A24 Abbreviated Description: Lot:36.024 Block:34 Subdivision:WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit:A24 Abbreviated Description:BUILDING C5 City/Muni/Twp:READINGTON TWP City/Muni/Twp: READINGTON TWP

10	.09Mi.	**118 TRILLIUM CT** **WHITEHOUSE STATION, NJ 08889-2020**	03/26/2026	$500,000	$322	1549	//	1987	SF

APN: 22 00034-0000-00036- 118 Document #: 20260326000051900
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36.118 Block: 34 Subdivision: THE WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit: B-118 Abbreviated Description: Lot:36.118 Block:34 Subdivision:THE WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit:B-118 Abbreviated Description:BUILDING B-19 City/Muni/Twp:READINGTON TWP City/Muni/Twp: READINGTON TWP

11	.32Mi.	**11 KLINE BLVD** **WHITEHOUSE STATION, NJ 08889-3665**	02/06/2026	$320,088	$296	1078	//	1928	130,681 SF

APN: 22 00030-0000-00015 Document #: 20260206000022430
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 15 Block: 30 Abbreviated Description: Lot:15 Block:30 City/Muni/Twp:READINGTON TWP City/Muni/Twp: READINGTON TWP

12	.1Mi.	**5 CLOVER CT** **WHITEHOUSE STATION, NJ 08889-2001**	12/30/2025	$442,250	$411	1074	//	1987	SF

APN: 22 00034-0000-00036- 005 Document #: 20251230000225540
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36 Block: 34 Subdivision: THE WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit: D-5 MapRef: MB 954 PG 31 Abbreviated Description: Lot:36 Block:34 Subdivision:THE WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit:D-5 Map Ref:MB 954 PG 31Abbreviated Description:BUILDING NO D-1 City/Muni/Twp:OCEANGATE BORO City/Muni/Twp: OCEANGATE BORO

13	.21Mi.	**287 MORNING GLORY CT** **WHITEHOUSE STATION, NJ 08889-2017**	10/08/2025	$449,900	$418	1074	//	1987	SF

APN: 22 00034-0000-00036- 287 Document #: 20251008000179170
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36.287 Block: 34 Subdivision: WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit: E287 Abbreviated Description: Lot:36.287 Block:34 Subdivision:WHITEHOUSE VILLAGE CONDOMINIUM Legal Unit:E287 Abbreviated Description:BUILDING D-40 City/Muni/Twp:READINGTON TWP City/Muni/Twp: READINGTON TWP

14	.2Mi.	**14 WHITEHOUSE AVE** **WHITEHOUSE STATION, NJ 08889-3684**	10/06/2025	$485,000	$319	1520	//	1900	23,958 SF

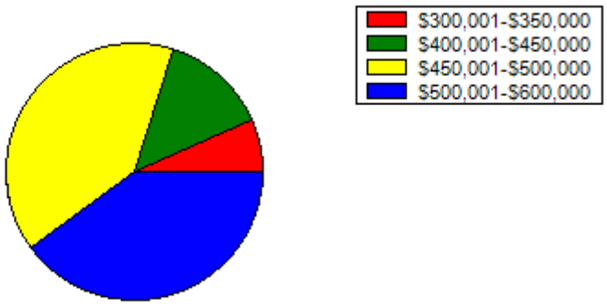
APN: 22 00034-0000-00013 Document #: 20251006000177160
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 13 Block: 34 Abbreviated Description: Lot:13 Block:34 City/Muni/Twp:READINGTON TWP City/Muni/Twp: READINGTON TWP

15	.02Mi.	**21 DAISY CT** **WHITEHOUSE STATION, NJ 08889-2002**	08/25/2025	$550,000	$319	1722	//	1987	SF

APN: 22 00034-0000-00036- 021 Document #: 20250825000151500
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 36.021 Block: 34 Abbreviated Description: Lot:36.021 Block:34 City/Muni/Twp:WHITEHOUSE STATION City/Muni/Twp: WHITEHOUSE STATION

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.

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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.	**89 VIOLET CT**	**09/22/2021**	$300,100	$300,100	1,334		1987		
0Mi.	**88 VIOLET CT**	**03/15/2022**	$350,000	$350,000	1,549		1987		
.01Mi.	**90 VIOLET CT**	**06/25/2001**	$266,900	$266,900	1,268		1987		
.01Mi.	**91 VIOLET CT**	**09/05/1991**	$241,100	$241,100	1,074		1987		
.01Mi.	**87 VIOLET CT**	**12/19/2023**	$300,000	$300,000	1,334		1987		
.01Mi.	**86 VIOLET CT**	**09/21/1992**	$325,000	$325,000	1,549		1987		
.02Mi.	**92 VIOLET CT**	**02/07/2011**	$337,800	$337,800	1,722		1987		
.02Mi.	**85 VIOLET CT**	**11/17/1986**	$336,900	$336,900	1,722		1987		
.02Mi.	**20 DAISY CT**	**06/05/2015**	$325,000	$325,000	1,666		1987		
.02Mi.	**21 DAISY CT**	**06/17/2015**	$337,800	$337,800	1,722		1987		
.02Mi.	**93 VIOLET CT**	**07/19/2010**	$320,400	$320,400	1,549		1987		
.02Mi.	**71 VIOLET CT**	**04/01/2009**	$354,700	$354,700	1,722		1987		
.02Mi.	**19 DAISY CT**	**12/20/1993**	$319,500	$319,500	1,549		1987		
.03Mi.	**18 DAISY CT**	**12/24/2012**	$297,800	$297,800	1,334		1987		
.03Mi.	**70 SALVIA CT**	**04/24/2020**	$262,400	$262,400	1,158		1987		
.03Mi.	**72 VIOLET CT**	**04/26/1999**	$325,000	$325,000	1,549		1987		

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	87%

Demographics & Income

Median Age:	50.5 years old	Households:	3,161
Median Household Income:	$131,425	Households w/Family:	71%
Household Income Per Capita:	$70,368	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	22%

School District

School District Zone:	Hunterdon Central Regional School District	Students:	2,246
Number of Schools:	1	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.39Mi.	**Hunterdon Central Regional High School**	B	Public	9 - 12
Number of Students: 2,238 Student-Teacher Ratio: 10.3 Advanced Placement: Yes				
8.39Mi.	**Hunterdon Central Regional High School**	B	Public	9 - 12
Number of Students: 2,238 Student-Teacher Ratio: 10.3 Advanced Placement: Yes				

Flood Report

The Subject Property of **89 VIOLET CT, WHITEHOUSE STATION, NJ 08889-2009** 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	75%	NOTABLY LOWER
BURGLARY	55%	NOTABLY LOWER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	61%	NOTABLY LOWER
AGGRAVATED ASSAULT	98%	SIMILAR
FORCIBLE RAPE	71%	NOTABLY LOWER
MURDER	80%	LOWER
OVERALL	57%	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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ICE SiteX Report

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Data deemed reliable, but not guaranteed.

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