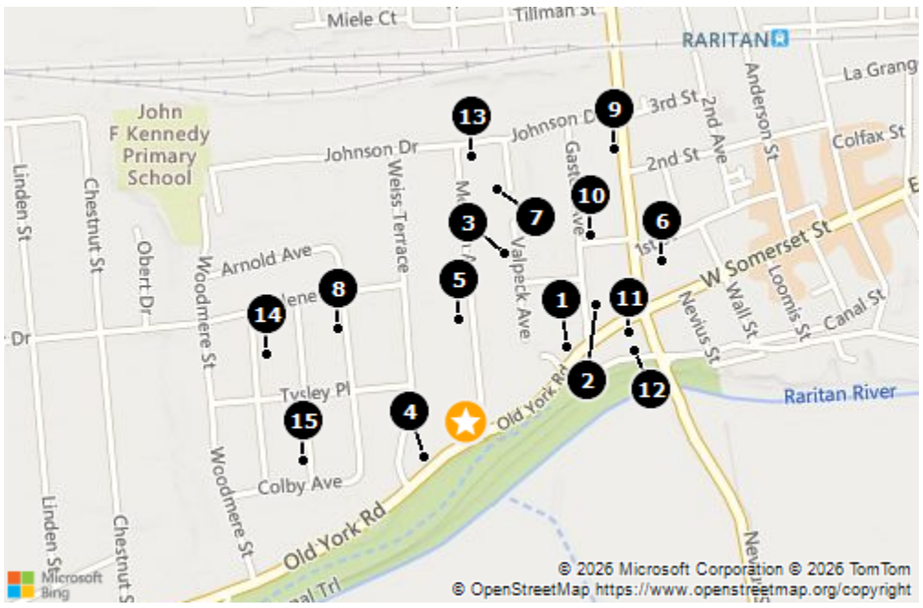
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

904 OLD YORK RD, RARITAN, NJ 08869-1620

County:	**SOMERSET NJ**	Census Tract:	340350506.001010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	16 00077-0000-00013- 01	Thomas Bros Pg-Grid:	

Valuation

Value:	**$687,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$625,170 - $748,830	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$173,300	Market Land Value:	$173,300	Tax Year:	2025
Assd Improvement:	$152,600	Market Improvment Value:	$152,600	Total Taxable Value:	$9,914
Total Assessed Value:	$325,900	Total Assessor Market Value:	$325,900	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13.01 Block: 77 District: 16 Map Ref: TAX MAP 20
City/Muni/Twp: RARITAN BORO

Property Characteristics

Lot Size:	16,950 SF	Bedrooms:		Pool:	
Building Area:	1904 SF	Baths:		Fireplace:	
Year Built:	1968	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/26/2025	Sales Price:	$300,162
Document #:	2025016637 BK-PG 6274-2955	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/23/2009	Sales Price:	N/A
Document #:	2009064188 BK-PG 6280-2207	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	10/28/2009		
Document Type:			

Legal Description:
Lot: 13.01 Block: 77 District: 16
City/Muni/Twp: RARITAN BOR

Mortgage Record

Recording Date:	11/02/2009	Loan Amount:	N/A
Document #:	2009060231 BK-PG 6274-2955	Loan Type:	FHA
TD Due Date:	11/01/2039	Type Finance:	

Legal Description:
Lot: 13.01 Block: 77 District: 16
City/Muni/Twp: RARITAN BOR

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Prior Transfer

Recording Date:	10/28/2009	Sales Price:	N/A
Document #:	BK-PG 6280 -2207	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13.01 Block: 77 District: 16 Map Ref: TAX MAP 20
City/Muni/Twp: RARITAN BORO

Prior Transfer

Recording Date:	11/20/2006	Sales Price:	$375,000
Document #:	2006075614 BK-PG 5965-0514	Type of Sale:	Full Amount on Deed
Contract Date:	09/28/2006		
Document Type:			

Legal Description:
Lot: 13.01 Block: 77 District: 16
City/Muni/Twp: RARITAN

Area Sales Analysis

Total Area Sales	$8,098,105	Median # of Bedrooms	
Median Lot Size	7,800 SF	Median # of Baths	
Median Living Area	1,588 SF	Median Year Built	1947
Price Range - 2 Yrs	$345,000 to $724,900	Age Range	66 years to 226 years
Median Value	$556,000	Median Age	79 years

Comparable Sales Data

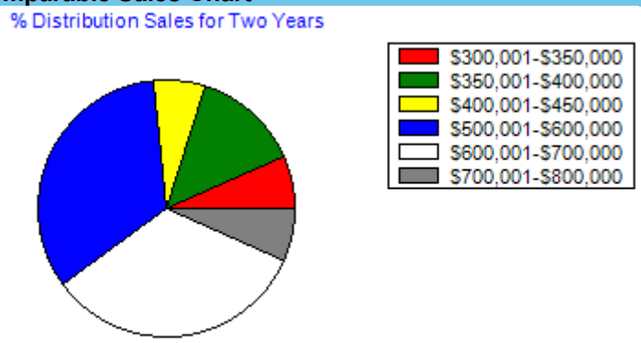
No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**804 OLD YORK RD** **RARITAN, NJ 08869-1706**	09/28/2026	$625,000	$153	4083	//	1800	32,670 SF	
		APN: 16 00079-0000-00057- 01 Document #: 2026027414 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 57.01 Block: 79 Abbreviated Description: Lot:57.01 Block:79 City/Muni/Twp:RARITAN BORO City/Muni/Twp: RARITAN BORO								
2	.22Mi.	**5 GASTON AVE** **RARITAN, NJ 08869-1702**	09/21/2026	$541,000	$509	1062	//	1950	5,500 SF	
		APN: 16 00085-0000-00008 Document #: 2026026796 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 85 Abbreviated Description: Lot:8 Block:85 City/Muni/Twp:RARITAN BORO City/Muni/Twp: RARITAN BORO								
3	.21Mi.	**137 VALPECK AVE** **RARITAN, NJ 08869-1715**	08/10/2026	$530,000	$392	1350	//	1947	11,252 SF	
		APN: 16 00079-0000-00029 Document #: 2026022553 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 29 Block: 79 Abbreviated Description: Lot:29 Block:79 City/Muni/Twp:RARITAN BORO City/Muni/Twp: RARITAN BORO								
4	.07Mi.	**914 OLD YORK RD** **RARITAN, NJ 08869-1620**	07/29/2026	$724,900	$356	2031	//	1925	22,050 SF	
		APN: 16 00076-0000-00020 Document #: 2026021282 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: 76 Abbreviated Description: Lot:20 Block:76 City/Muni/Twp:RARITAN BORO City/Muni/Twp: RARITAN BORO								
5	.12Mi.	**27 MEEHAN AVE** **RARITAN, NJ 08869-1704**	06/26/2026	$619,000	$690	896	//	1951	13,040 SF	
		APN: 16 00077-0000-00005 Document #: 2026017985 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 77 Abbreviated Description: Lot:5 Block:77 City/Muni/Twp:RARITAN BORO City/Muni/Twp: RARITAN BORO								
6	.32Mi.	**43 1ST ST** **RARITAN, NJ 08869-1808**	06/16/2026	$510,000	$196	2596	//	1900	6,000 SF	
		APN: 16 00089-0000-00006 Document #: 2026016903 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 89 Abbreviated Description: Lot:6 Block:89 City/Muni/Twp:RARITAN BORO City/Muni/Twp: RARITAN BORO								
7	.28Mi.	**7 BASILONE PL** **RARITAN, NJ 08869-1701**	06/10/2026	$395,000	$374	1056	//	1955	10,582 SF	
		APN: 16 00079-0000-00061 Document #: 2026016252 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 61 Block: 79 Abbreviated Description: Lot:61 Block:79 City/Muni/Twp:RARITAN BORO City/Muni/Twp: RARITAN BORO								
8	.2Mi.	**113 BERWICK ST** **RARITAN, NJ 08869-1608**	03/26/2026	$610,000	$373	1632	//	1960	7,800 SF	
		APN: 16 00070-0000-00013 Document #: 2026008294 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 13 Block: 70 Abbreviated Description: Lot:13 Block:70 City/Muni/Twp:RARITAN BORO City/Muni/Twp: RARITAN BORO								
9	.38Mi.	**49 1ST AVE** **RARITAN, NJ 08869-1722**	03/05/2026	$375,000	$161	2318	//	1870	6,970 SF	
		APN: 16 00080-0000-00009- 02 Document #: 2026006184 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9.02 Block: 80 Abbreviated Description: Lot:9.02 Block:80 City/Muni/Twp:RARITAN BORO City/Muni/Twp: RARITAN BORO								
10	.28Mi.	**25 GASTON AVE** **RARITAN, NJ 08869-1746**	03/04/2026	$605,000	$170	3550	//	1910	7,500 SF	
		APN: 16 00080-0000-00022 Document #: 2026006016 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Block: 80 Abbreviated Description: Lot:22 Block:80 City/Muni/Twp:WOODLAND PARK BORO City/Muni/Twp: WOODLAND PARK BORO								
11	.23Mi.	**105 W SOMERSET ST** **RARITAN, NJ 08869-1717**	01/27/2026	$345,000	$233	1480	//	1900	3,367 SF	
		APN: 16 00102-0000-00008 Document #: 2026002444 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 102 Abbreviated Description: Lot:8 Block:102 City/Muni/Twp:LINCOLN PARK BORO City/Muni/Twp: LINCOLN PARK BORO								

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12	.23Mi.	**67 CANAL ST** **RARITAN, NJ 08869-1720**	12/18/2025	$443,205	$199	2218	//	1920	7,350 SF
		APN: 16 00102-0000-00014 Document #: 2025035954 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 102 Abbreviated Description: Lot:14 Block:102 City/Muni/Twp:RARITAN BORO City/Muni/Twp: RARITAN BORO							
13	.33Mi.	**88 MEEHAN AVE** **RARITAN, NJ 08869-1705**	10/27/2025	$556,000	$350	1588	//	1955	13,050 SF
		APN: 16 00079-0000-00066 Document #: 2025030105 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 66 Block: 79 Abbreviated Description: Lot:66 Block:79 City/Muni/Twp:RARITAN BORO City/Muni/Twp: RARITAN BORO							
14	.26Mi.	**108 BRENTWOOD RD** **RARITAN, NJ 08869-1613**	08/15/2025	$599,000	$435	1374	//	1959	7,800 SF
		APN: 16 00069-0000-00007 Document #: 2025022209 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 69 Abbreviated Description: Lot:7 Block:69 City/Muni/Twp:RARITAN City/Muni/Twp: RARITAN							
15	.21Mi.	**7 AVONRIDGE RD** **RARITAN, NJ 08869-1603**	07/24/2025	$620,000	$434	1428	//	1959	7,800 SF
		APN: 16 00073-0000-00014 Document #: 2025019672 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 14 Block: 73 Abbreviated Description: Lot:14 Block:73 City/Muni/Twp:RARITAN City/Muni/Twp: RARITAN							

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.	**904 OLD YORK RD**	**10/28/2009**	$325,900	$325,900	1,904		1968	16,950 SF	
.01Mi.	**900 OLD YORK RD**	**07/29/2022**	$286,400	$286,400	1,476		1940	12,870 SF	
.01Mi.	**908 OLD YORK RD**	**08/20/1986**	$318,700	$318,700	1,846		1940	19,740 SF	
.03Mi.	**11 MEEHAN AVE**	**06/03/2020**	$342,700	$342,700	1,224		1949	13,360 SF	
.04Mi.	**910 OLD YORK RD**		$294,500	$294,500	1,400		1964	15,000 SF	
.04Mi.	**16 WEISS TER**	**11/06/2020**	$313,200	$313,200	1,398		1955	15,006 SF	
.04Mi.	**830 OLD YORK RD**	**09/21/2022**	$306,200	$306,200	1,937		1920	12,555 SF	
.04Mi.	**14 WEISS TER**	**06/09/2014**	$274,700	$274,700	1,183		1950	13,734 SF	
.04Mi.	**18 WEISS TER**	**08/12/2002**	$269,200	$269,200	1,188		1950	14,091 SF	
.04Mi.	**13 MEEHAN AVE**	**08/20/2009**	$512,600	$512,600	3,951		1960	13,360 SF	
.05Mi.	**20 WEISS TER**	**04/17/2024**	$312,900	$312,900	1,776		1945	15,387 SF	
.05Mi.	**12 WEISS TER**	**08/24/1998**	$284,200	$284,200	1,208		1956	9,450 SF	
.06Mi.	**826 OLD YORK RD**	**11/14/2017**	$444,200	$444,200	3,910		1800	16,478 SF	
.06Mi.	**12 MEEHAN AVE**	**09/29/2023**	$326,700	$326,700	1,681		1920	23,940 SF	
.06Mi.	**17 MEEHAN AVE**	**03/27/1991**	$347,600	$347,600	1,908		1960	13,280 SF	
.06Mi.	**22 WEISS TER**	**08/14/2009**	$263,900	$263,900	893		1952	13,260 SF	

Rent vs. Own

Households Occupied by Renters:	44%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	43.0 years old	Households:	3,056
Median Household Income:	$99,970	Households w/Family:	62%
Household Income Per Capita:	$54,353	Households w/Family Married:	55%
Most Common Education Level:	High School Graduate	Households w/Family Children:	21%

School District

School District Zone:	Bridgewater-Raritan Regional School District	Students:	7,864
Number of Schools:	11	Rating:	A-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.47Mi.	**John F. Kennedy Elementary School** Number of Students: 431 Student-Teacher Ratio: 8.35	C	Public	KG - 4
3.55Mi.	**Eisenhower Intermediate School** Number of Students: 625 Student-Teacher Ratio: 10.15	B+	Public	5 - 6
2.03Mi.	**Bridgewater-Raritan Regional High School** Number of Students: 2,673 Student-Teacher Ratio: 13.04 Advanced Placement: Yes	B	Public	9 - 12
3.18Mi.	**Adamsville Elementary School** Number of Students: 461 Student-Teacher Ratio: 8.35	B-	Public	PK - 4
3.13Mi.	**Bridgewater-Raritan Regional Middle School** Number of Students: 1,220 Student-Teacher Ratio: 11.51	A-	Public	7 - 8

Flood Report

The Subject Property of **904 OLD YORK RD, RARITAN, NJ 08869-1620** 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	137%	NOTABLY HIGHER
BURGLARY	97%	SIMILAR
MOTOR VEHICLE THEFT	127%	HIGHER
FORCIBLE ROBBERY	131%	NOTABLY HIGHER
AGGRAVATED ASSAULT	105%	SIMILAR
FORCIBLE RAPE	128%	HIGHER
MURDER	119%	HIGHER
OVERALL	114%	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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