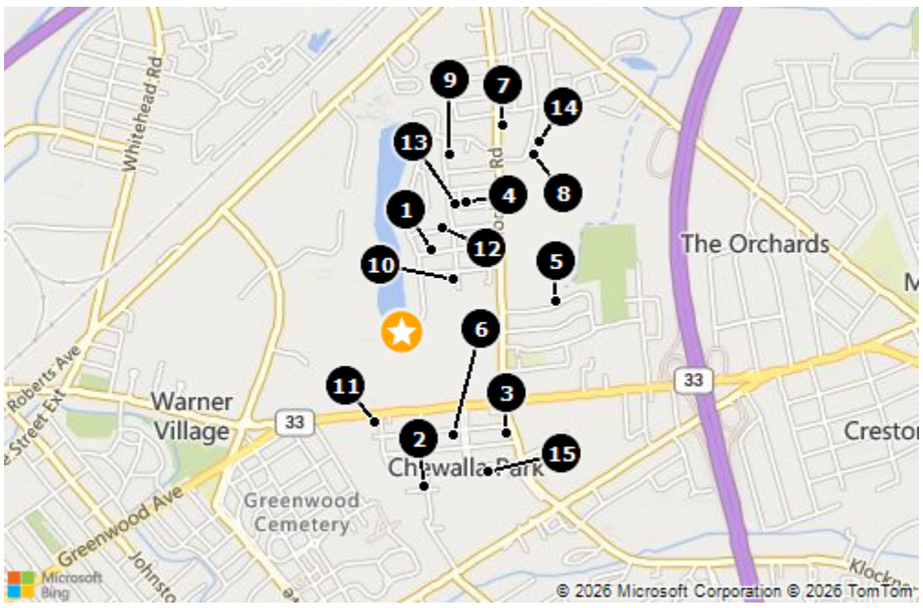
ICE SiteX Report

OrderID: 98351532

SiteX Property Information Report



Subject Property Location

92 HAMILTON LAKES DR, HAMILTON, NJ 08619-3439

County:	**MERCER NJ**	Census Tract:	340210029.021001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	03 01589-0000-00132	Thomas Bros Pg-Grid:	

Valuation

Value:	**$656,000**	FSD:	8	Common Confidence Score:	73
Value Range:	$603,520 - $708,480	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$91,800	Market Land Value:	$91,800	Tax Year:	2024
Assd Improvement:	$228,000	Market Improvment Value:	$228,000	Total Taxable Value:	$11,270
Total Assessed Value:	$319,800	Total Assessor Market Value:	$319,800	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 132 Block: 1589 District: 03 Map Ref: TAX MAP 61
Abbreviated Description: FACILITY NAME: DISABLED VETERAN
City/Muni/Twp: HAMILTON TWP

Property Characteristics

Lot Size:	13,640 SF	Bedrooms:		Pool:	
Building Area:	2196 SF	Baths:		Fireplace:	
Year Built:	1991	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:	1	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:	11/03/2025	Sales Price:	$390,000
Document #:	2025039101 BK-PG 11541-368	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/09/2020	Sales Price:	$390,000
Document #:	2020051182 BK-PG 6420-1238	Type of Sale:	Full Amount on Deed
Contract Date:	10/29/2020		
Document Type:			

Legal Description:
Lot: 132 Block: 1589
City/Muni/Twp: HAMILTON

Prior Transfer

Recording Date:	10/29/2020	Sales Price:	$390,000
Document #:	BK-PG 6420 -1238	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 132 Block: 1589 District: 03 Map Ref: TAX MAP 61
Abbreviated Description: FACILITY NAME: DISABLED VETERAN
City/Muni/Twp: HAMILTON TWP

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$5,376,200	Median # of Bedrooms	
Median Lot Size	7,500 SF	Median # of Baths	
Median Living Area	1,552 SF	Median Year Built	1955
Price Range - 2 Yrs	$75,000 to $550,000	Age Range	35 years to 106 years
Median Value	$355,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**138 MORGAN AVE** **HAMILTON, NJ 08619-3418**	09/03/2026	$252,000	$437	576	//	1940	4,000 SF	
		APN: 03 01650-0000-00007 Document #: 2026035103 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 7 Block: 1650 Abbreviated Description: Lot:7 Block:1650 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
2	.38Mi.	**321 BUTTONWOOD ST** **HAMILTON, NJ 08619-3508**	08/28/2026	$495,000	$294	1680	//	1956	10,000 SF	
		APN: 03 01769-0000-00008 Document #: 2026034458 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 1769 Abbreviated Description: Lot:8 Block:1769 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
3	.36Mi.	**953 KLOCKNER RD** **HAMILTON, NJ 08619-3024**	08/05/2026	$460,000	$296	1552	//	1930	18,392 SF	
		APN: 03 01765-0000-00012 Document #: 2026031469 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: 1765 Abbreviated Description: Lot:12 Block:1765 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
4	.36Mi.	**10 JACK ST** **HAMILTON, NJ 08619-3408**	07/14/2026	$215,000	$223	960	//	1970	7,200 SF	
		APN: 03 01648-0000-00016 Document #: 2026028154 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22.06 Block: 2102 Abbreviated Description: Lot:22.06 Block:2102 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
5	.39Mi.	**82 ARMOUR AVE** **HAMILTON, NJ 08619-2902**	05/06/2026	$405,000	$376	1075	//	1959	12,852 SF	
		APN: 03 01656-0000-00046 Document #: 2026018834 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 46 Block: 1656 Abbreviated Description: Lot:46 Block:1656 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
6	.29Mi.	**1523 CORNELL AVE** **HAMILTON, NJ 08619-3522**	03/11/2026	$241,500	$155	1552	//	1930	4,000 SF	
		APN: 03 01764-0000-00009 Document #: 2026011049 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 1764 Abbreviated Description: Lot:9 Block:1764 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
7	.57Mi.	**420 KLOCKNER RD** **HAMILTON, NJ 08619-2820**	01/28/2026	$341,700	$174	1958	//	1920	4,235 SF	
		APN: 03 01655-0000-00022 Document #: 2026003039 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 22 Block: 1655 Abbreviated Description: Lot:22 Block:1655 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
8	.55Mi.	**324 MONTANA AVE** **HAMILTON, NJ 08619-2844**	01/15/2026	$455,000	$239	1903	//	1961	7,500 SF	
		APN: 03 01656-0000-00082 Document #: 2026001756 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 82 Block: 1656 Abbreviated Description: Lot:82 Block:1656 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
9	.45Mi.	**212 CHINNICK AVE** **HAMILTON, NJ 08619-3406**	01/13/2026	$550,000	$291	1890	//	1991	8,400 SF	
		APN: 03 01646-0000-00032 Document #: 2026001399 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 32 Block: 1646 Abbreviated Description: Lot:32 Block:1646 City/Muni/Twp:BARRINGTON BORO City/Muni/Twp: BARRINGTON BORO								
10	.18Mi.	**11 CHINNICK AVE** **HAMILTON, NJ 08619-3401**	12/04/2025	$460,000	$181	2538	//	1968	10,000 SF	
		APN: 03 01589-0000-00146 Document #: 2025043954 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 146 Block: 1589 Abbreviated Description: Lot:146 Block:1589 City/Muni/Twp:CALDWELL BORO TWP City/Muni/Twp: CALDWELL BORO TWP								
11	.24Mi.	**1693 NOTTINGHAM WAY** **HAMILTON, NJ 08619-3548**	11/18/2025	$311,000	$212	1462	//	1927	4,050 SF	
		APN: 03 01759-0000-00008 Document #: 2025041805 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 8 Block: 1759 Abbreviated Description: Lot:8 Block:1759 City/Muni/Twp:BERGENFIELD BORO City/Muni/Twp: BERGENFIELD BORO								
12	.28Mi.	**112 MAGOWAN AVE** **HAMILTON, NJ 08619-3414**	11/12/2025	$355,000	$316	1121	//	1935	9,744 SF	
		APN: 03 01645-0000-00031 Document #: 2025040413 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 31 Block: 1645 Abbreviated Description: Lot:31 Block:1645 City/Muni/Twp:TRENTON City/Muni/Twp: TRENTON								
13	.34Mi.	**144 CHINNICK AVE** **HAMILTON, NJ 08619-3404**	10/20/2025	$75,000	$41	1811	//	1947	4,000 SF	
		APN: 03 01649-0000-00005 Document #: 2025035621 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 1649 Abbreviated Description: Lot:5 Block:1649 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
14	.58Mi.	**318 MONTANA AVE** **HAMILTON, NJ 08619-2844**	09/17/2025	$405,000	$354	1144	//	1961	8,646 SF	
		APN: 03 01656-0000-00085 Document #: 2025034052 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 85 Block: 1656 Abbreviated Description: Lot:85 Block:1656 City/Muni/Twp:HAMILTON TWP City/Muni/Twp: HAMILTON TWP								
15	.41Mi.	**325 JENCOHALLO AVE**	09/17/2025	$355,000	$201	1764	//	1955	6,100 SF	

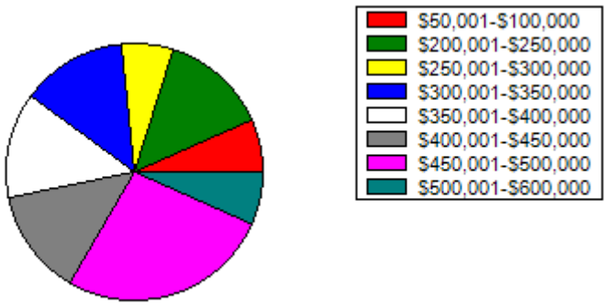
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HAMILTON, NJ 08619-3542
APN: 03 01771-0000-00027 Document #: 2025033982
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 27 Block: 1771 Abbreviated Description: Lot:27 Block:1771 City/Muni/Twp:BAY HEAD BORO City/Muni/Twp: BAY HEAD 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.	**92 HAMILTON LAKES DR**	**10/29/2020**	$319,800	$319,800	2,196		1991	13,640 SF	
.02Mi.	**91 HAMILTON LAKES DR**	**06/22/2015**	$333,800	$333,800	2,400		1991	13,640 SF	
.02Mi.	**90 HAMILTON LAKES DR**	**04/17/2008**	$333,600	$333,600	2,210		1991	19,594 SF	
.04Mi.	**88 HAMILTON LAKES DR**	**10/03/2014**	$263,400	$263,400	1,486		1991	17,040 SF	
.04Mi.	**89 HAMILTON LAKES DR**	**09/10/1992**	$321,900	$321,900	2,484		1991	11,000 SF	
.05Mi.	**86 HAMILTON LAKES DR**	**09/30/2021**	$259,500	$259,500	1,761		1991	17,040 SF	
.06Mi.	**87 HAMILTON LAKES DR**	**10/27/2005**	$317,500	$317,500	1,876		1991	11,600 SF	
.06Mi.	**85 HAMILTON LAKES DR**	**01/05/2024**	$297,900	$297,900	1,884		1991	33,900 SF	
.06Mi.	**84 HAMILTON LAKES DR**	**11/22/1991**	$259,400	$259,400	1,477		1991	17,040 SF	
.07Mi.	**82 HAMILTON LAKES DR**	**09/26/1991**	$353,600	$353,600	1,890		1991	13,860 SF	
.09Mi.	**80 HAMILTON LAKES DR**	**10/31/1991**	$343,400	$343,400	2,506		1991	12,670 SF	
.1Mi.	**78 HAMILTON LAKES DR**	**02/24/1992**	$324,000	$324,000	2,340		1991	12,670 SF	
.11Mi.	**76 HAMILTON LAKES DR**	**04/23/2008**	$329,700	$329,700	2,264		1991	12,670 SF	
.12Mi.	**74 HAMILTON LAKES DR**	**11/03/1998**	$294,700	$294,700	1,912		1991	12,740 SF	
.12Mi.	**77 HAMILTON LAKES DR**	**06/03/2014**	$292,700	$292,700	1,748		2000	8,964 SF	
.14Mi.	**75 HAMILTON LAKES DR**	**06/20/2014**	$307,400	$307,400	1,904		2000	10,800 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	63%

Demographics & Income

Median Age:	42.2 years old	Households:	10,412
Median Household Income:	$100,957	Households w/Family:	69%
Household Income Per Capita:	$49,922	Households w/Family Married:	53%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	26%

School District

School District Zone:	Hamilton Township School District	Students:	12,476
Number of Schools:	23	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.27Mi.	**Klockner Elementary School** Number of Students: 284 Student-Teacher Ratio: 14.06	C	Public	PK - 5
0.49Mi.	**Nottingham High School - North** Number of Students: 1,147 Student-Teacher Ratio: 12.89	D-	Public	9 - 12
4.11Mi.	**Richard C. Crockett Middle School** Number of Students: 834 Student-Teacher Ratio: 11.23	B-	Public	6 - 8

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Flood Report

The Subject Property of **92 HAMILTON LAKES DR, HAMILTON, NJ 08619-3439** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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	92%	SIMILAR
BURGLARY	66%	NOTABLY LOWER
MOTOR VEHICLE THEFT	81%	LOWER
FORCIBLE ROBBERY	101%	SIMILAR
AGGRAVATED ASSAULT	74%	NOTABLY LOWER
FORCIBLE RAPE	70%	NOTABLY LOWER
MURDER	89%	LOWER
OVERALL	76%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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