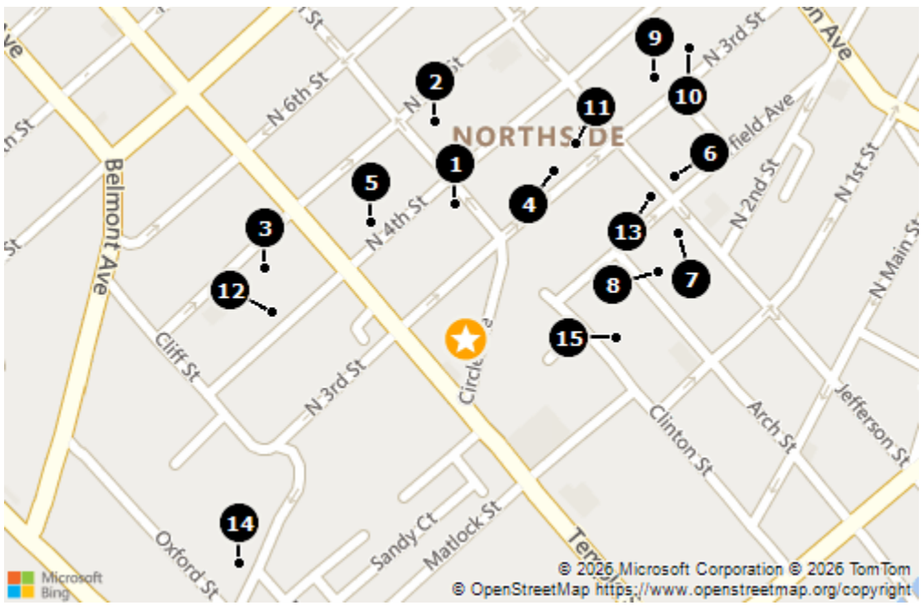
ICE SiteX Report

OrderID: 98692548

SiteX Property Information Report



Subject Property Location

9 CIRCLE AVE, PATERSON, NJ 07522-1601

County:	**PASSAIC NJ**	Census Tract:	340312642.002012
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	08 00410-0000-00006	Thomas Bros Pg-Grid:	

Valuation

Value:	**$393,000**	FSD:	12	Common Confidence Score:	62
Value Range:	$345,840 - $440,160	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$123,500	Market Land Value:	$123,500	Tax Year:	2025
Assd Improvement:	$190,200	Market Improvment Value:	$190,200	Total Taxable Value:	$5,335
Total Assessed Value:	$313,700	Total Assessor Market Value:	$313,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 410 District: 08
City/Muni/Twp: PATERSON CITY

Property Characteristics

Lot Size:	1,575 SF	Bedrooms:		Pool:	
Building Area:	1102 SF	Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/19/2025	Sales Price:	$356,250
Document #:	2025020464 BK-PG M18334-218	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/12/2023	Sales Price:	$135,000
Document #:	2023001443 BK-PG M17096-36	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/12/2023	Sales Price:	$475,000
Document #:	2023001441 BK-PG D4463-181	Type of Sale:	Full Amount on Deed
Contract Date:	01/03/2023		
Document Type:			
Legal Description:			
Lot: 6 Block: 410			
City/Muni/Twp: PATERSON CITY			

Prior Transfer

Recording Date:	01/12/2023	Sales Price:	$240,000
Document #:	2023001440 BK-PG D4463-175	Type of Sale:	Full Amount on Deed

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Contract Date: 11/14/2022
Document Type:
Legal Description:
Lot: 6 Block: 410
City/Muni/Twp: PATERSON CITY

Prior Transfer

Recording Date: 01/03/2023
Document #: BK-PG 4463 -181
Document Type:
Sales Price: $475,000
Type of Sale: Per Assessor Transaction History
Legal Description:
Lot: 6 Block: 410 District: 08
City/Muni/Twp: PATERSON CITY

Mortgage Record

Recording Date: 05/07/2021
Document #: 2021031349 BK-PG M17096-36
TD Due Date:
Loan Amount: N/A
Loan Type: Purchase Money Mortgage
Type Finance:
Legal Description:
City/Muni/Twp: PATERSON

Prior Transfer

Recording Date: 05/07/2021
Document #: 2021031340 BK-PG D4031-256
Contract Date: 03/31/2021
Document Type:
Sales Price: $135,000
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 6 Block: 410
City/Muni/Twp: PATERSON

Prior Transfer

Recording Date: 02/27/2012
Document #: 2012010109 BK-PG D2148-0153
Contract Date: 01/26/2012
Document Type:
Sales Price: N/A
Type of Sale: Price as "0", "None", "No Consideration"
Legal Description:
City/Muni/Twp: PATERSON

Mortgage Record

Recording Date: 09/10/2008
Document #: 2008051865 BK-PG 10037-295
TD Due Date:
Loan Amount: N/A
Loan Type: Balloon
Type Finance:
Legal Description:
District: 08
City/Muni/Twp: PATERSON CITY

Prior Transfer

Recording Date: 09/10/2008
Document #: 2008051864 BK-PG D1663-95
Contract Date: 08/20/2008
Document Type:
Sales Price: $50,000
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 6 Block: 410 District: 08
City/Muni/Twp: PATERSON CITY

Prior Transfer

Recording Date: 12/20/2007
Document #: 2007092265 BK-PG D1547-67
Contract Date: 12/10/2007
Document Type:
Sales Price: $126,557
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 6 Block: 460 District: 08
City/Muni/Twp: PATERSON CITY

Mortgage Record

Recording Date: 04/17/2006
Document #: 2006033977 BK-PG M07454-0001
TD Due Date:
Loan Amount: N/A
Loan Type: Credit Line (Revolving)
Type Finance: VAR
Legal Description:

Prior Transfer

Recording Date: 11/08/2004
Document #: BK-PG 877-169
Contract Date: 10/27/2004
Document Type:
Sales Price: $165,000
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 11 Block: A0076 District: 08
City/Muni/Twp: PATERSON CITY

Prior Transfer

Recording Date: 10/17/1995
Document #: BK-PG P141-0177
Contract Date: 08/18/1995
Document Type:
Sales Price: $95,800
Type of Sale: Full Amount on Deed
Legal Description:
Lot: 11 Block: 76 District: 08
City/Muni/Twp: PATERSON CITY

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$8,703,000	Median # of Bedrooms	
Median Lot Size	2,500 SF	Median # of Baths	
Median Living Area	1,848 SF	Median Year Built	1997
Price Range - 2 Yrs	$95,000 to $800,000	Age Range	1 years to 139 years
Median Value	$650,000	Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**76-78 N 4TH ST** **PATERSON, NJ 07522-1358**	07/21/2026	$585,000	$305	1918	//		2,500 SF	
		APN: 08 00411-0000-00023 Document #: 2026025072 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 23 Block: 411 Abbreviated Description: Lot:23 Block:411 City/Muni/Twp:PATERSON CITY City/Muni/Twp: PATERSON CITY								
2	.14Mi.	**88-90 N 5TH ST** **PATERSON, NJ 07522-1302**	07/07/2026	$680,000	$370	1836	//		3,700 SF	
		APN: 08 00408-0000-00016 Document #: 2026022914 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 408 Abbreviated Description: Lot:16 Block:408 City/Muni/Twp:PATERSON CITY City/Muni/Twp: PATERSON CITY								
3	.13Mi.	**30-PT32 N 5TH ST** **PATERSON, NJ 07522-1325**	06/17/2026	$800,000	$296	2700	//	2006	3,800 SF	
		APN: 08 00303-0000-00020- 02 Document #: 2026020759 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20.02 Block: 303 Abbreviated Description: Lot:20.02 Block:303 City/Muni/Twp:PATERSON CITY City/Muni/Twp: PATERSON CITY								
4	.12Mi.	**101 N 3RD ST** **PATERSON, NJ 07522-1313**	06/15/2026	$760,000	$314	2418	//	2025	2,500 SF	
		APN: 08 00409-0000-00010 Document #: 2026020315 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 10 Block: 409 Abbreviated Description: Lot:10 Block:409 City/Muni/Twp:PATERSON CITY City/Muni/Twp: PATERSON CITY								
5	.09Mi.	**59 N 4TH ST** **PATERSON, NJ 07522-1359**	05/19/2026	$680,000	$278	2438	//		2,500 SF	
		APN: 08 00412-0000-00009 Document #: 2026017059 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 9 Block: 412 Abbreviated Description: Lot:9 Block:412 City/Muni/Twp:PATERSON CITY City/Muni/Twp: PATERSON CITY								
6	.16Mi.	**43 GARFIELD AVE** **PATERSON, NJ 07522-1708**	05/14/2026	$650,000	$492	1320	//	1887	1,875 SF	
		APN: 08 00202-0000-00011 Document #: 2026016565 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: 202 Abbreviated Description: Lot:11 Block:202 City/Muni/Twp:PATERSON CITY City/Muni/Twp: PATERSON CITY								
7	.14Mi.	**93 JEFFERSON ST** **PATERSON, NJ 07522-1720**	12/18/2025	$520,000	$281	1848	//		2,500 SF	
		APN: 08 00205-0000-00005 Document #: 2025043116 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 5 Block: 205 Abbreviated Description: Lot:5 Block:205 City/Muni/Twp:PATERSON CITY City/Muni/Twp: PATERSON CITY								
8	.13Mi.	**76 ARCH ST** **PATERSON, NJ 07522-1752**	12/17/2025	$580,000	$322	1796	//		2,500 SF	
		APN: 08 00205-0000-00028 Document #: 2025042856 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 28 Block: 205 Abbreviated Description: Lot:28 Block:205 City/Muni/Twp:PATERSON CITY City/Muni/Twp: PATERSON CITY								
9	.2Mi.	**135 N 3RD ST** **PATERSON, NJ 07522-1347**	12/01/2025	$575,000	$269	2136	//		2,500 SF	
		APN: 08 00505-0000-00021 Document #: 2025040435 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 21 Block: 505 Abbreviated Description: Lot:21 Block:505 City/Muni/Twp:PATERSON CITY City/Muni/Twp: PATERSON CITY								
10	.22Mi.	**147 N 3RD ST** **PATERSON, NJ 07522-1347**	11/12/2025	$699,000	$241	2897	//		3,700 SF	
		APN: 08 00505-0000-00018 Document #: 2025038233 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 18 Block: 505 Abbreviated Description: Lot:18 Block:505 City/Muni/Twp:PATERSON CITY City/Muni/Twp: PATERSON CITY								
11	.14Mi.	**109 N 3RD ST** **PATERSON, NJ 07522-1313**	11/10/2025	$260,000	$286	907	//		2,500 SF	
		APN: 08 00409-0000-00006 Document #: 2025037960 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6 Block: 409 Abbreviated Description: Lot:6 Block:409 City/Muni/Twp:PATERSON CITY City/Muni/Twp: PATERSON CITY								
12	.11Mi.	**23 N 4TH ST** **PATERSON, NJ 07522-1322**	10/16/2025	$725,000	$268	2700	//	2006	3,400 SF	
		APN: 08 00303-0000-00006- 05 Document #: 2025034882 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 6.05 Block: 303 Abbreviated Description: Lot:6.05 Block:303 City/Muni/Twp:CRESSKILL BORO City/Muni/Twp: CRESSKILL BORO								
13	.14Mi.	**35 GARFIELD AVE** **PATERSON, NJ 07522-1708**	10/14/2025	$675,000	$450	1500	//	1897	1,500 SF	
		APN: 08 00201-0000-00024 Document #: 2025034715 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24 Block: 201 Abbreviated Description: Lot:24 Block:201 City/Muni/Twp:CRESSKILL BORO City/Muni/Twp: CRESSKILL BORO								
14	.19Mi.	**21-23 CLIFF ST** **PATERSON, NJ 07522-**	08/29/2025	$419,000	$290	1440	//		5,684 SF	
		APN: 08 00602-0000-00016 Document #: 2025029099 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 16 Block: 602 Abbreviated Description: Lot:16 Block:602 City/Muni/Twp:PATERSON City/Muni/Twp: PATERSON								
15	.09Mi.	**78 CLINTON ST**	08/26/2025	$95,000	$73	1292	//	1988	1,875 SF	

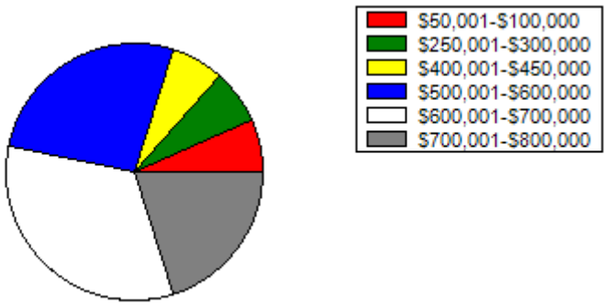
ICE SiteX Report

OrderID: 98692548

PATERSON, NJ 07522-1774
APN: 08 00204-0000-00029 Document #: 2025028490
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 29 Block: 204 Abbreviated Description: Lot:29 Block:204 City/Muni/Twp:PATERSON CITY City/Muni/Twp: PATERSON CITY

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.	**9 CIRCLE AVE**	**01/03/2023**	$313,700	$313,700	1,102			1,575 SF	
0Mi.	**7 CIRCLE AVE**	**06/17/2024**	$384,800	$384,800	1,220			1,900 SF	
.01Mi.	**5 CIRCLE AVE**	**09/29/2025**	$532,700	$532,700	2,448			1,931 SF	
.01Mi.	**1 CIRCLE AVE**	**02/28/2024**	$514,100	$514,100	2,448			1,875 SF	
.02Mi.	**58-62 N 3RD ST**	**03/30/2010**	$715,700	$715,700	2,900			9,450 SF	
.02Mi.	**54-56 N 3RD ST**	**02/21/2017**	$498,400	$498,400	2,085			4,750 SF	
.02Mi.	**3 CIRCLE AVE**	**11/06/2019**	$516,200	$516,200	2,448			2,406 SF	
.02Mi.	**88 TEMPLE ST**	**05/04/2017**	$222,900	$222,900	936			725 SF	
.02Mi.	**64-66 N 3RD ST**	**09/30/2003**	$182,800	$182,800	1,224			2,604 SF	
.03Mi.	**48 N 3RD ST**	**05/01/2025**	$640,600	$640,600	2,042			1,775 SF	
.03Mi.	**66-PT68 N 3RD ST**	**07/18/2023**	$726,800	$726,800	2,834				
.04Mi.	**PT 68-74 N 3RD ST**	**06/18/2019**	$650,800	$650,800	2,432				
.04Mi.	**42 N 3RD ST**	**09/29/2006**	$89,800	$89,800	1,188			2,500 SF	
.04Mi.	**40 N 3RD ST**	**05/17/2004**	$164,100	$164,100	1,188			2,500 SF	
.04Mi.	**55 N 3RD ST**	**05/28/1999**	$135,600	$135,600	1,206			2,500 SF	
.05Mi.	**53 N 3RD ST**	**05/20/2003**	$289,800	$289,800	1,252			2,500 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **9 CIRCLE AVE, PATERSON, NJ 07522-1601** 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.

ICE SiteX Report

OrderID: 98692548

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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