

Comparable Sales Report



123 Main Street

WASHINGTON, NJ 07882 - WARREN COUNTY

Primary Owner(s)	SMITH, JOHN; SMITH, JANE		
Type	Single Family Residential	Sqft	1,088
Owner Occupied	Yes	Beds Full Baths	3 1

Report Generated: Feb 14, 2024

PROPERTY DETAILS

Property Basics

Property Type	Single Family Residential	Year Built ACT EFF	1942 N/A
Beds	3	Parcel (APN)	11 00055-0000-00015
Full Baths Partial Baths	1 0	Zoning	R5
Building SQFT (Main Bldg Ind)	1,088 (Living Area)	Number of Units	0
Basement SQFT: Finished	N/A	Basement SQFT: Unspecified Unfinished	N/A N/A
Lot Size SQFT	12,195	View	View (type not specified)
Number of Stories	1	Fireplace	N/A
Garage	Yes	Pool	N/A
Owners	SMITH, JOHN; SMITH, JANE		
Mailing Address	123 MAIN STREET, WASHINGTON, NJ 07882-1111		
Legal description	LOT:15 BLK:55 DIST:11 CITY/MUNI/TWP:WASHINGTON BORO MAP REF:TAX MAP 5		

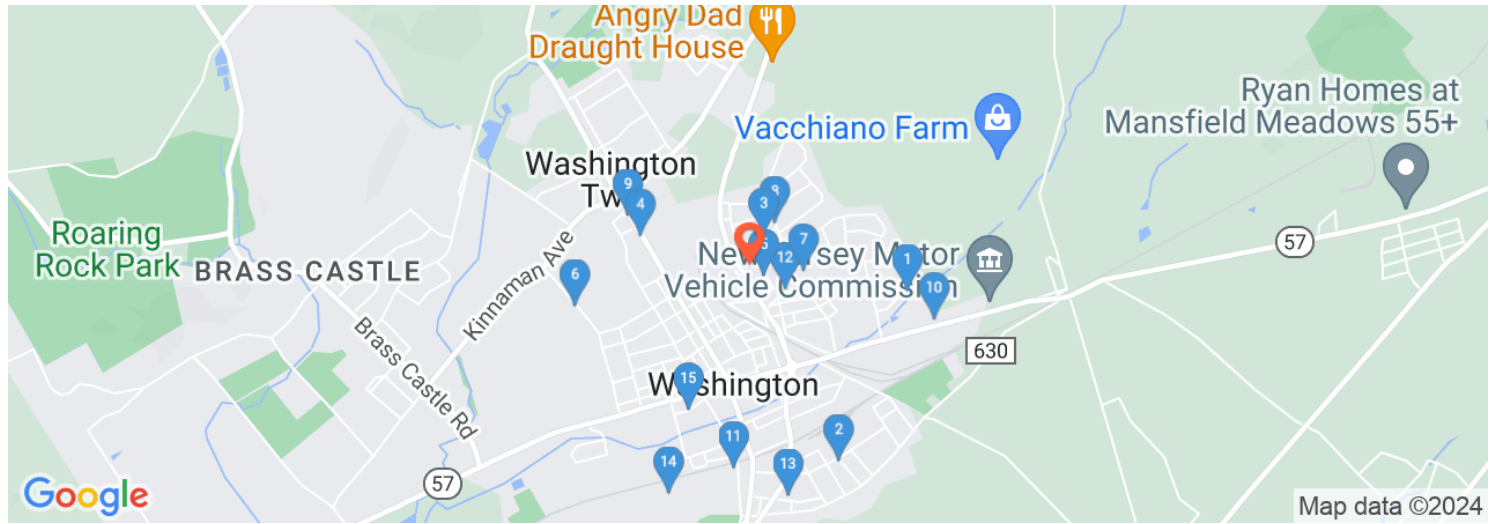
Assessment & Tax

Market Value Year	2022	Assessment Year	2022
Market Value Land	\$50,500	Assessed Land Value	\$50,500
Market Value Improvement	\$86,800	Assessed Value Improvement	\$86,800
Market Value Total	\$137,300	Assessed Value Total	\$137,300
Tax Amount Tax Year	\$7,200 2022	Tax Exemption Codes	N/A
Tax Delinq Year	N/A	Tax Rate Code Area	N/A

Sale & Loan

Last Sale Amount	\$198,000	Last Transfer Amount	\$198,000
Last Sale Date	07/21/2019	Last Transfer Date	07/21/2019
Last Sale Document Number	2019-123456	Last Transfer Document Number	2019-123456
Last Sale Document Type	Deed	Last Transfer Document Type	Deed
Loan Amount	\$193,333	Loan Date	07/22/2019
Loan Type	FHA	Loan Interest Rate	3.99 %
Loan Term	360 Months	Loan Rate Type	N/A

COMPARABLE PROPERTY SALES



	Address	Sold Price	Sold Date	Beds	Baths	SqFt	Stories	Price/SqFt	LotSizeSF	Distance	Year Built
	123 MAIN STREET WASHINGTON, NJ 07882	--	--	3	1	1088	1	--	12,195	--	1942
1	17 PRESIDENTIAL DR WASHINGTON, NJ 07882	\$345,000	08/11/2023	3	1	925	1	\$373	13,203	0.63	1959
2	30 HILLCREST AVE WASHINGTON, NJ 07882	\$390,000	09/18/2023	3	2	1,056	1	\$369	11,761	0.85	1950
3	12 VALLEY VIEW TER WASHINGTON, NJ 07882	\$260,000	12/07/2023	2	1	1,040	1	\$250	8,250	0.12	1940
4	319 BELVIDERE AVE WASHINGTON, NJ 07882	\$294,000	09/27/2023	3	1	936	1	\$314	8,350	0.43	1945
5	7 S PICKEL AVE WASHINGTON, NJ 07882	\$350,000	12/29/2023	3	2	1,405	1	\$249	10,594	0.08	1967
6	327 N PROSPECT ST WASHINGTON, NJ 07882	\$340,000	10/26/2023	4	1	1,423	1	\$239	9,500	0.70	1946
7	102 MYRTLE AVE WASHINGTON, NJ 07882	\$360,000	06/15/2023	3	2	1,072	1	\$336	13,639	0.22	1901
8	23 VALLEY VIEW TER WASHINGTON, NJ 07882	\$315,000	09/26/2023	2	1	1,120	1	\$281	7,200	0.19	1950
9	351 BELVIDERE AVE WASHINGTON, NJ 07882	\$320,000	09/25/2023	2	1	836	1	\$383	7,841	0.50	1940
10	322 E WASHINGTON AVE WASHINGTON, NJ 07882	\$317,500	07/20/2023	2	1	1,236	1	\$257	20,395	0.75	1938
11	131 S LINCOLN AVE WASHINGTON, NJ 07882	\$280,000	08/03/2023	3	1	960	1	\$292	7,514	0.80	1979
12	14 MCKINLEY AVE WASHINGTON, NJ 07882	\$260,000	01/30/2023	3	1	900	1	\$289	10,402	0.17	1959
13	6 MOZART AVE WASHINGTON, NJ 07882	\$350,500 Estimate	10/21/2023	3	2	1,428	2	\$245	13,939	0.92	1922
14	49 NUNN AVE WASHINGTON, NJ 07882	\$300,000	10/31/2023	3	1	1,412	2	\$212	15,577	0.95	1920
15	33 CORNISH ST WASHINGTON, NJ 07882	\$240,000	07/14/2023	3	1	1,260	2	\$190	8,699	0.62	1920
Median comparables		\$317,500	09/25/2023	3	1	1,072	--	\$281	10,402	0.62	1945

The Comparable Property Sales chart is produced by analyzing a data set where multiple factors such as bedrooms, bathrooms, square footage, property sold date (≤ 2 years), distance, and more are evaluated. Data shown in this chart is sourced first from Public Records, as made available and then estimated (when marked with 'Estimate') using a variety of sources, including: on-market and off-market, county assessor, loans/mortgages, and the most recently available valuation, etc. Please note, only Public Records Sold Prices are recorded with the county. MLS Data Sources: Xome Inc/Xome CT LLC (via, in part, its MLS license), and Constellation WS Inc. (under licensing by the National Brokerage Network: <https://www.constellationws.com/licensing/>).

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