

# 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		

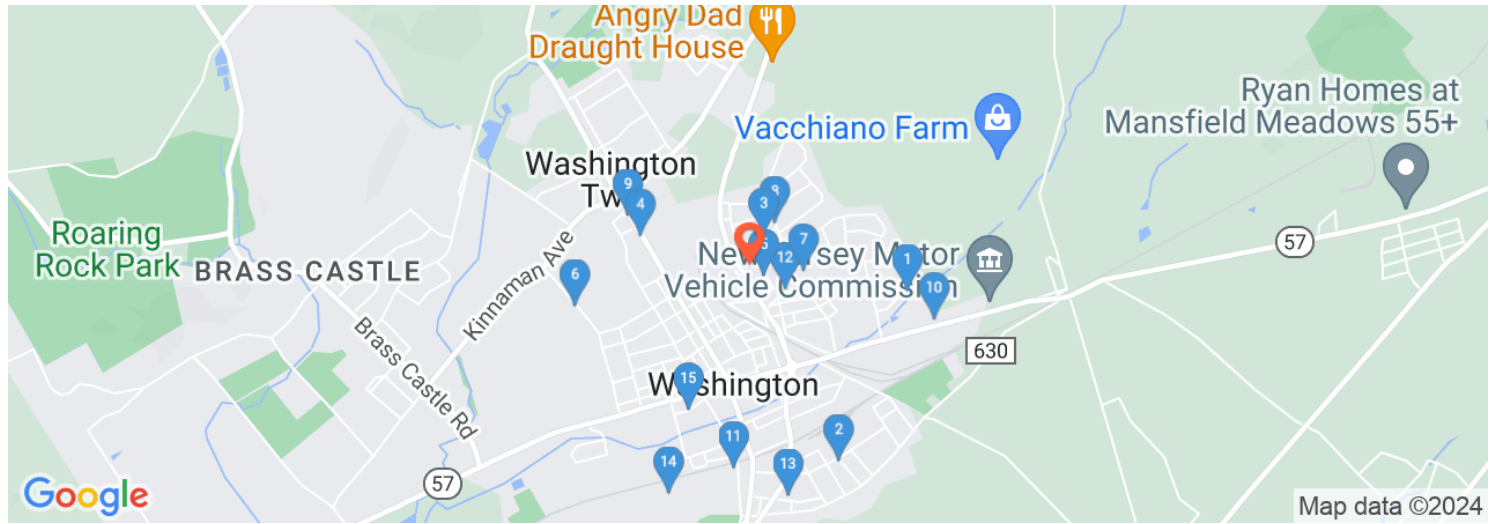
### Assessment & Tax

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
	<b>123 MAIN STREET WASHINGTON, NJ 07882</b>	--	--	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
<b>Median comparables</b>		<b>\$317,500</b>	<b>09/25/2023</b>	<b>3</b>	<b>1</b>	<b>1,072</b>	<b>--</b>	<b>\$281</b>	<b>10,402</b>	<b>0.62</b>	<b>1945</b>

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. Certain information contained herein is derived from information which is the property of, and copyrighted by, the applicable MLS. As such, the applicable MLS retains copyrights to all MLS provisioned data and images.

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