

Comparables Range Report



123 Main Street

WASHINGTON, NJ 07882 - WARREN COUNTY

Estimated Value		\$272,600 - \$320,009	
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

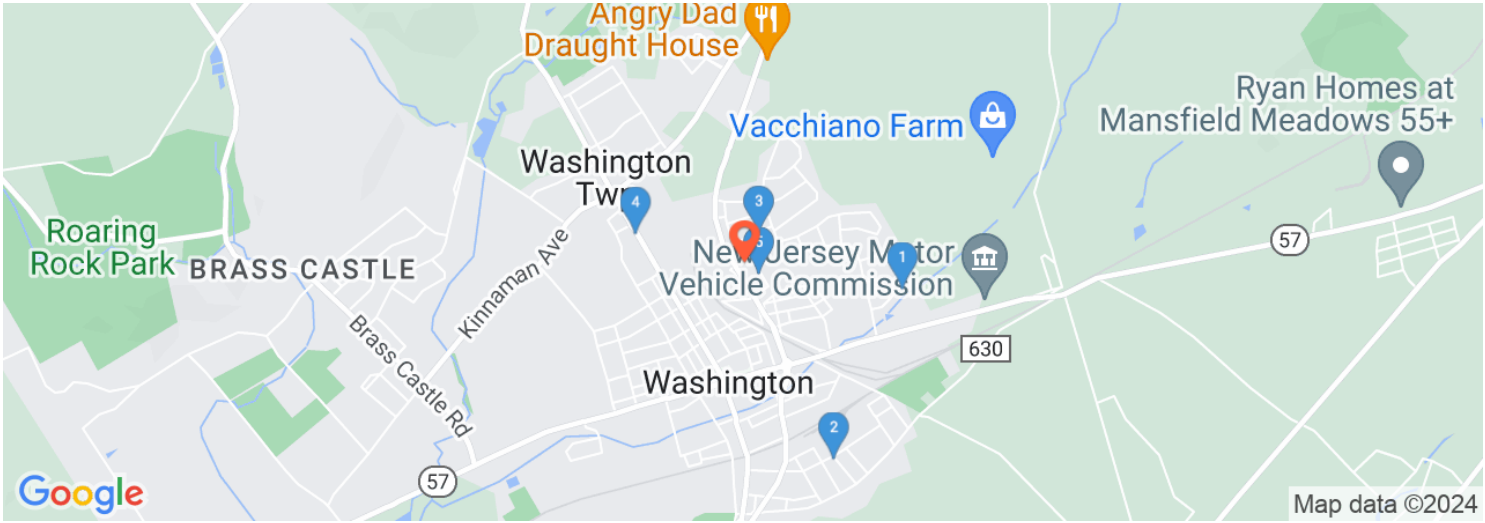
Market Value Year	2022	Tax Amount Tax Year	\$7,200 2022
Market Value Land	\$50,500	Tax Delinq Year	N/A
Market Value Improvement	\$86,800		
Market Value Total	\$137,300		

Sale & Loan

Last Sale Amount	\$198,000	Loan Type	FHA
Last Sale Date	07/21/2019	Loan Term	360 Months
Last Sale Document Number	2019-123456		
Last Sale Document Type	Deed		

COMPARABLE PROPERTY SALES

Comparable nearby sales serve as one of many considerations used by the Quantarium Value to estimate the value of a property.

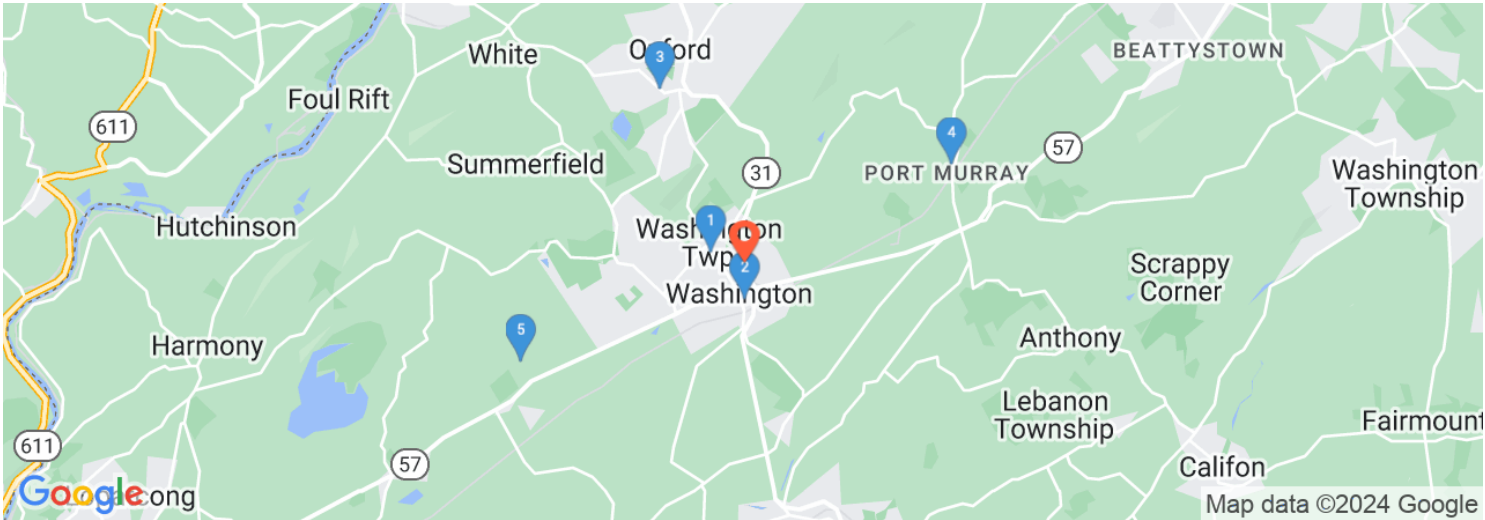


	Address	Sold Price	Sold Date	Beds	Baths	SqFt	Stories	Price/SqFt	LotSizeSF	Distance	Year Built
	123 MAIN STREET WASHINGTON, NJ 07882	--	--	3	1	1088	1	--	12,195	--	1942
1	17 PRESIDENTIAL DR WASHINGTON, NJ 07882	\$345,000	08/11/2023	3	1	925	1	\$373	13,203	0.63	1959
2	30 HILLCREST AVE WASHINGTON, NJ 07882	\$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
Median comparables		\$345,000	09/27/2023	3	1	1,040	--	\$314	10,594	0.43	1950

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.

COMPARABLE PROPERTY LISTINGS

Comparable nearby listings serve as one of many considerations used by the Quantarium Value to estimate the value of a property.



	Address	Listed Price	Listed 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	219 RUSH ST WASHINGTON, NJ 07882	\$225,000	01/12/2024	3	1	1,384	2	\$163	10,018	0.53	1901
2	15 YOUMANS AVE WASHINGTON, NJ 07882	\$349,000	01/11/2024	5	2	1,584	2	\$220	4,791	0.59	1920
3	16 HENDERSON ST OXFORD, NJ 07863	\$369,000	01/18/2024	4	1	1,273	2	\$290	12,632	2.97	--
4	215 MAIN ST PORT MURRAY, NJ 07865	\$169,900	09/11/2023	1	1	747	1	\$227	20,473	3.56	1936
5	47 HALFWAY HOUSE RD WASHINGTON, NJ 07882	\$320,000	05/09/2022	2	4	996	1	\$321	12,375	3.80	1953
Median comparables		\$320,000	01/11/2024	3	1	1,273	--	\$227	12,375	2.97	1928

* 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.

The Comparable Property Listings chart is produced by analyzing a data set of properties on the market and multiple factors such as bedrooms, bathrooms, square footage, distance, and more are considered and evaluated.

DISCLAIMERS

Information in this Quantarium Report is deemed to be valid and reliable but is not guaranteed. It is the user's sole responsibility to independently confirm and verify all information upon which the user may use or rely upon from this Quantarium Report.

THIS QUANTARIUM REPORT IS PROVIDED "AS IS" WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATIONS ANY WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THERE IS NO REPRESENTATION OF WARRANTY THAT THIS INFORMATION IS COMPLETE OR FREE FROM ERROR, AND QUANTARIUM DOES NOT ASSUME, AND EXPRESSLY DISCLAIMS, ANY LIABILITY TO ANY PERSON OR ENTITY FOR LOSS OR DAMAGE CAUSED BY ERRORS OR OMISSIONS IN THIS REPORT. IN NO EVENT WILL QUANTARIUM OR ANY OF ITS SUPPLIERS AND VENDORS BE LIABLE TO THE USER OR ANY THIRD PARTY FOR INDIRECT, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES OF ANY TYPE WHATSOEVER ARISING OUT OF OR RELATING IN ANY MANNER TO THESE TERMS, OR THE USER'S AGREEMENT WITH QUANTARIUM OR THE VALUES, WHETHER UNDER A CONTRACT, TORT OR OTHER THEORY OF LIABILITY, EVEN IF QUANTARIUM OR ITS VENDORS ARE AWARE OF THE POSSIBILITY OF SUCH DAMAGES.

Quantarium Value

The Quantarium Value displayed herein is computer-generated by the application of artificial intelligence and various proprietary mathematical formulas and techniques using currently available local market, licensed and proprietary data. The displayed Quantarium Value is not prepared or provided by a licensed appraiser, does not constitute an appraisal of the subject property, and should not be relied upon as such. Data used to generate the Quantarium Value does not include information that could be derived from a visible inspection of the subject property and its surroundings. The condition of a property can materially affect the accuracy of a property's Quantarium Value. The data, and information derived from such data, in the Quantarium Value is provided on an "AS AVAILABLE" and "AS IS" basis and is provided for informational purposes only. Although, Quantarium attempts to provide reliable data and use reliable methodologies in providing a property's Quantarium Value, Quantarium and its affiliates and their respective members, shareholders, directors, officers and employees make no representations or warranties regarding the accuracy of a property's Quantarium Value on any specific date and expressly disclaim the obligation to update such value. All uses of the Quantarium Value are at the user's sole risk, and shall be for personal, non-commercial use and for no other purpose. Quantarium, its affiliates and their respective members, shareholders, directors, officers and employees are not liable for the accuracy of a property's Quantarium Value or any information related thereto. The user's use of Quantarium Value must in all cases comply with all applicable laws and regulations.

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.

Report created on 2/14/2024