

# POINT OF SALE FULL REPORT



123 Main Street

WASHINGTON, NJ 07882 - WARREN COUNTY

Primary Owner(s)	BAUTISTA, ROSAURO; BAUTISTA, ELMA		
Estimated Value	\$296,305		
Total Estimated Open Lien Balance (Lien Count)	\$177,279 (1)		
Est. Equity (Jan '24)**	\$120,450	Est. Total LTV*	59.5437
Ownership Start Date	07/09/2019	Owner Occupied	Yes
** Estimation Date		* Loan to Value Ratio	

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)	21 00045-0000-00014
Full Baths   Partial Baths	1   0	Zoning	R2
Building SQFT (Main Bldg Ind)	1,080 (Living Area)	Number of Units	0
Basement SQFT: Finished	N/A	Basement SQFT: Unspecified   Unfinished	N/A   N/A
Lot Size SQFT	12,001	View	N/A
Number of Stories	1	Fireplace	N/A
Garage	Yes	Pool	N/A
Owners	BAUTISTA, ROSAURO; BAUTISTA, ELMA		
Mailing Address	4 SUNRISE TER, WASHINGTON, NJ 07882-1509		
Legal description	LOT:14 BLK:45 DIST:21 CITY/MUNI/TWP:WASHINGTON BORO MAP REF:TAX MAP 4		

### Assessment & Tax

Market Value Year	2022	Assessment Year	2022
Market Value Land	\$50,400	Assessed Land Value	\$50,400
Market Value Improvement	\$86,700	Assessed Value Improvement	\$86,700
Market Value Total	\$137,100	Assessed Value Total	\$137,100
Tax Amount   Tax Year	\$7,177   2022	Tax Exemption Codes	N/A
Tax Delinq Year	N/A	Tax Rate Code Area	N/A

### Sale & Loan

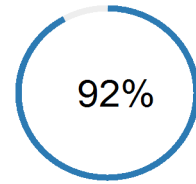
Last Sale Amount	\$197,000	Last Transfer Amount	\$197,000
Last Sale Date	07/09/2019	Last Transfer Date	07/09/2019
Last Sale Document Number	2019-513751	Last Transfer Document Number	2019-513751
Last Sale Document Type	Deed	Last Transfer Document Type	Deed
Loan Amount	\$193,431	Loan Date	07/19/2019
Loan Type	FHA	Loan Interest Rate	3.99 %
Loan Term	360 Months	Loan Rate Type	N/A

## PROPERTY VALUATION

Estimated: 02/07/2024

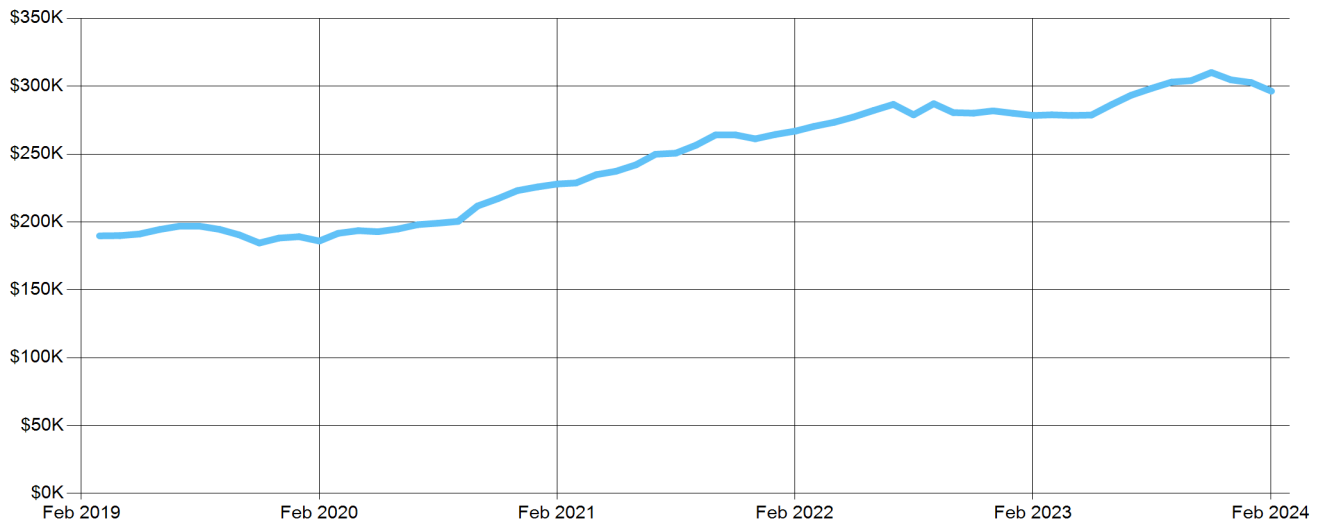


Confidence Score



FSD: 8%

## Property Valuation



The **Quantarium Value** is an investor-grade valuation that helps you better estimate the true value of a property. The **Low Range** and **High Range** indicate the confidence interval for the Quantarium value of the subject property. The **Confidence Score** indicates the predictive power of our valuation methods. The **FSD** (Forecast Standard Deviation) score is defined by Freddie Mac, and can be thought of as the probability that the valuation falls within a statistical range of the true value.

Quantarium Value is not a guarantee of a property's value (see Disclaimers for further details).

## VOLUNTARY LIENS

### Lien Summary

Open Voluntary Lien	Data through 12/26/2023		
<b>1</b> Lien Count	<b>\$177,279</b> Estimated Balance	<b>59.5437%</b> Estimated Loan to Value	<b>\$120,450</b> Estimated Equity

#### Voluntary Liens and Property Deeds

Doc. Date	Doc. Type	Amount	Buyer/Borrower	Lien Holder / Seller	Title Company
07/19/2019	First Trust Purchase	\$193,431	BAUTISTA, ROSAURO; BAUTISTA, ELMA	WEICHERT FINANCIAL SERVICES	--
07/09/2019	DE-Deed	\$197,000	BAUTISTA	DUNCLIFF TRADING COMPANY LLC	WEICHERT TITLE AGENCY

### Voluntary Lien and Property Details

07/19/2019 - Mortgage: First Trust Purchase			
Mortgage Date	07/19/2019	Loan Amount	\$193,431
Recording Date	07/30/2019	Loan Term (months)	360
Document Type	First Trust Purchase Mortgage	Maturity Date	08/01/2049
Purpose of Loan	Purchase First Trust	Rate Change Frequency	N/A
Loan Type	FHA	1st Periodic Floor Rate	N/A
Original Int Rate	3.99%	1st Periodic Cap Rate	N/A
Originating Lender	WEICHERT FINANCIAL SERVICES	Lifetime Cap Rate	N/A
DBA Lender	N/A	Change Index	N/A
Current Est Balance	\$177,279	Adj Rate Rider	N/A
Current Est Int Rate	3.99%	Adj Rate Index	N/A
Current Est P&I	\$922.35	1st Rate Change Date	N/A
Last Assign Date	N/A	1st Rate Change Rider (months)	N/A
Last Assign Lender	N/A	Fixed/Step Rate Indicator	N/A
Loan Rate Type	N/A	Pre-foreclosure Status	N/A
Interest Only Period (years)	N/A	Pre-foreclosure Recording Date	N/A
Prepayment Penalty Indicator	N/A	Pre-foreclosure Filing Date	N/A
Prepayment Period (months)	0	Pre-foreclosure Trustee Sale #	N/A
Balloon Indicator	No	Pre-foreclosure Auction Date	N/A

**07/09/2019 - Deed**

Original Date of Contract	07/09/2019	Amount	\$197,000
Recording Date	07/30/2019	Distressed Sale	No
Document Type	Deed	Recorder's Doc #	2019-513751
Deed Description	Deed	Recorder's Book #	2981
Cash Purchase	No	Recorder's Page #	181
Sales Price Code	Full amt stated on Document	Title Company	WEICHERT TITLE AGENCY
Total Transfer Tax	\$690	Seller 1	DUNCLIFF TRADING COMPANY LLC
Multiple APNs	N/A	Seller 2	N/A
Partial Interest Transferred	N/A	Buyer 1	ROSAURO BAUTISTA
REO	NO	Buyer 2	ELMA BAUTISTA
Legal Description			N/A

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