



123 MAIN STREET  
WASHINGTON, NJ 07882 - WARREN COUNTY

ADDRESS

\$272,600 - \$320,009

ESTIMATED VALUE

Yes

OWNER OCCUPIED

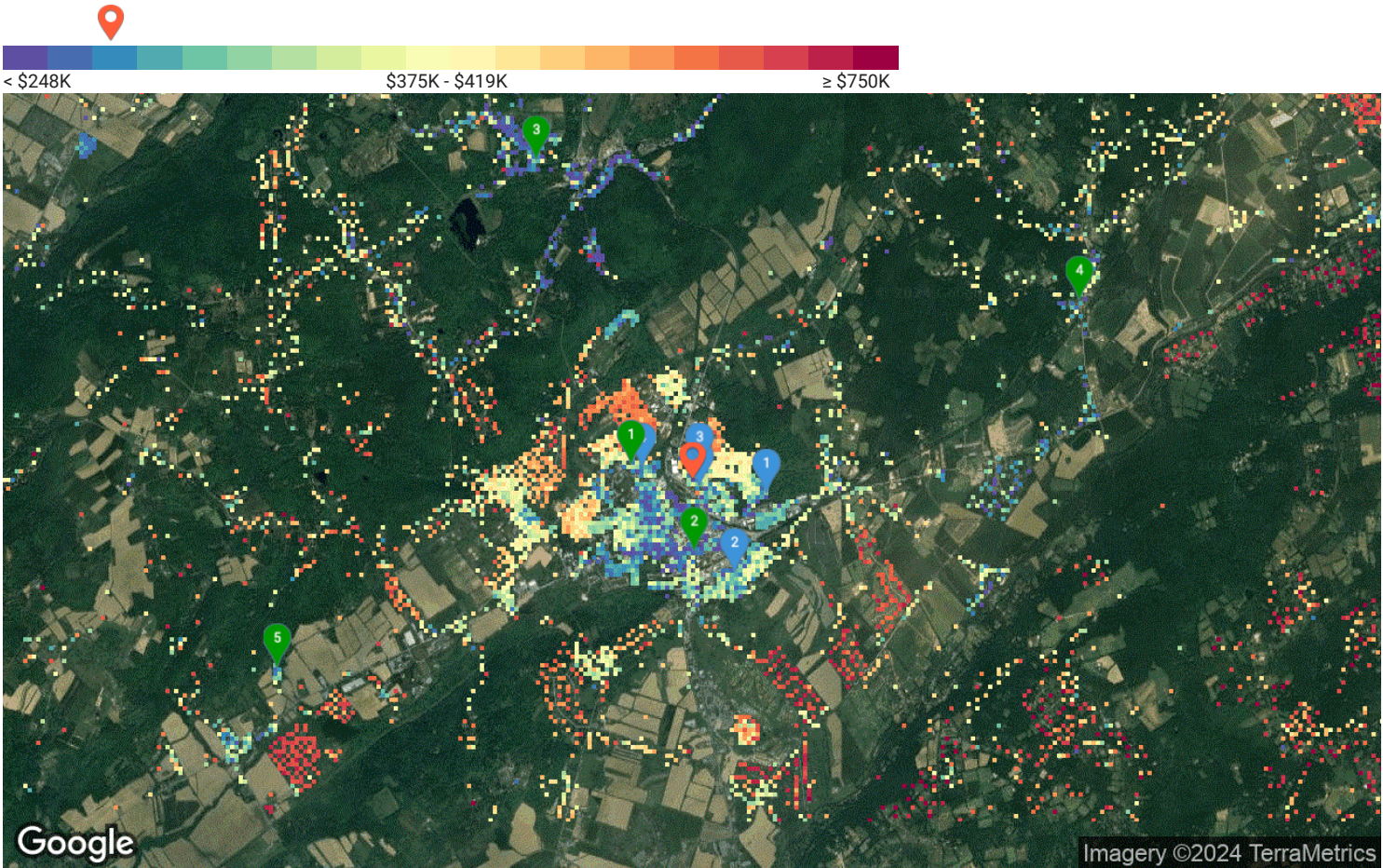
Report Generated: Feb 14, 2024

Property Details

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		



TERRAPLOT



## PROPERTY VALUATION

Estimated: 02/07/2024

**\$272,600**

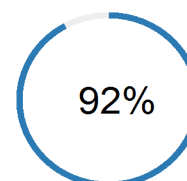
**\$320,009**



Low Range

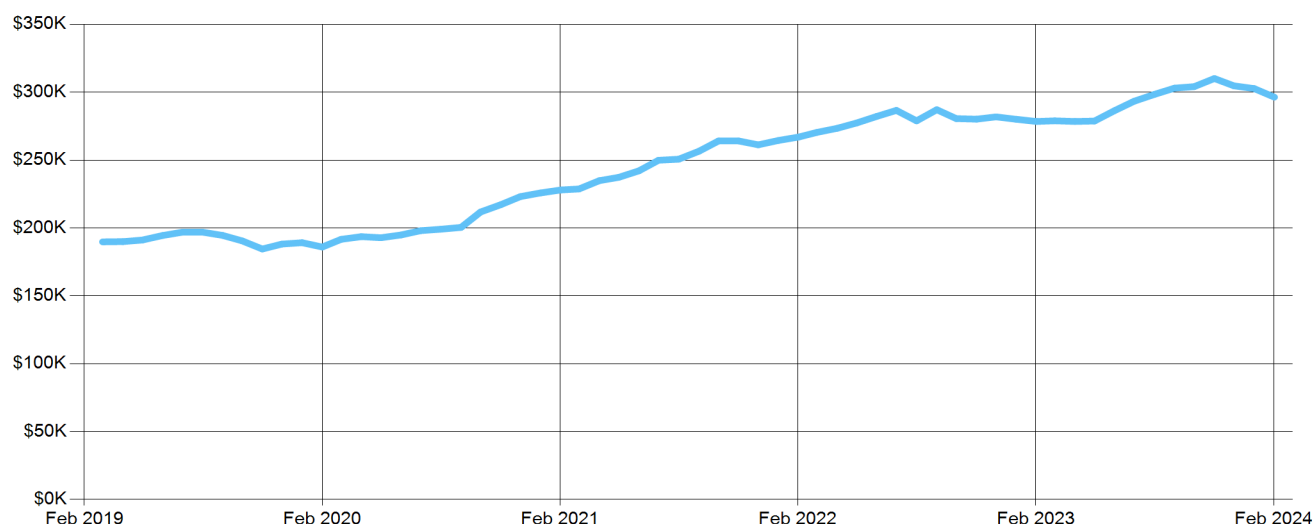
High Range

Confidence Score



FSD: 8%

## Property Valuation

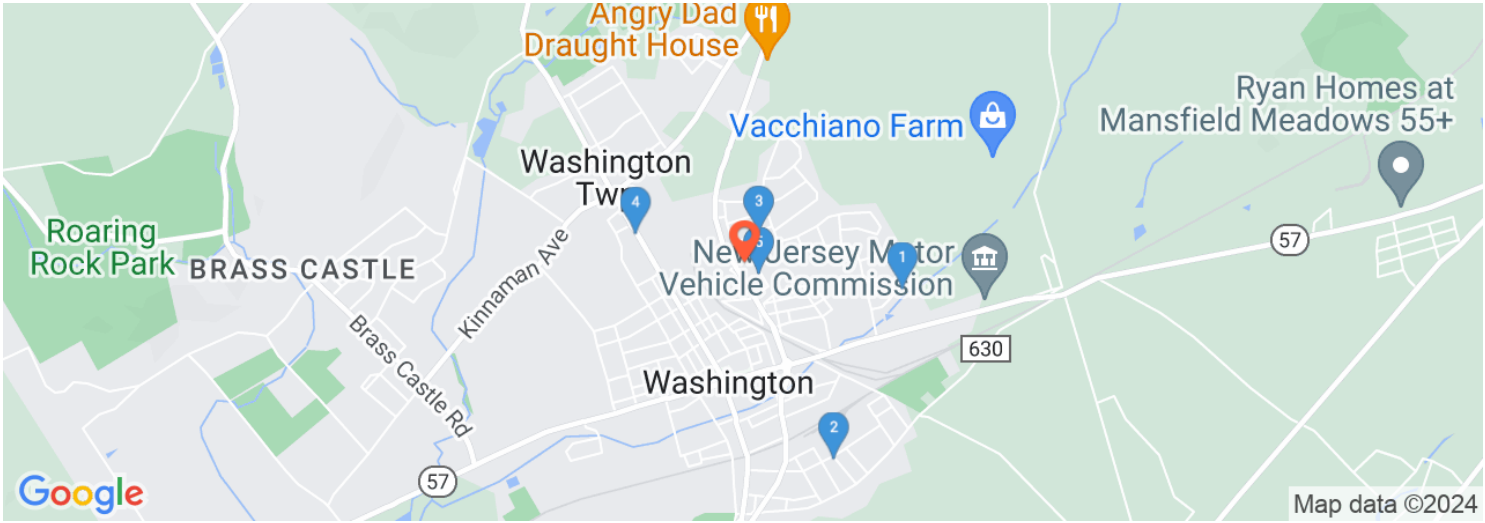


The **Quantarium Value** is an investor-grade valuation that helps you better estimate the true value of a property. The **Low Range** and **High Range** indicate the confidence interval for the Quantarium value of the subject property. The **Confidence Score** indicates the predictive power of our valuation 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).

COMPARABLE PROPERTY SALES

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



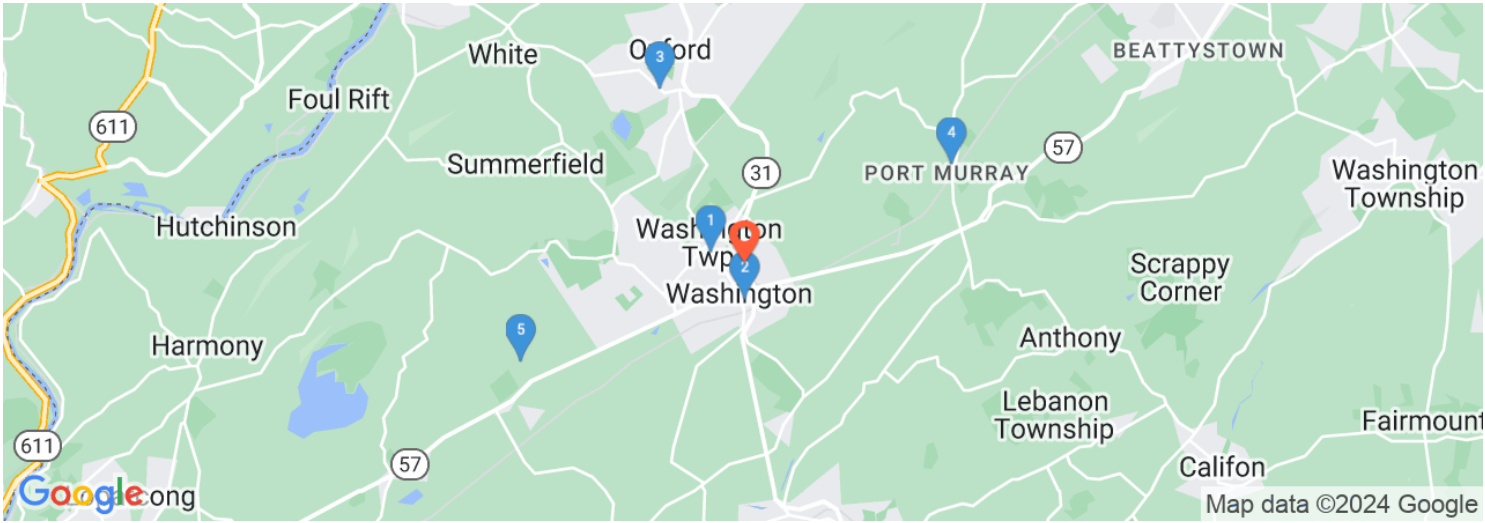
	Address	Sold Price	Sold Date	Beds	Baths	SqFt	Stories	Price/SqFt	LotSizeSF	Distance	Year Built
	123 MAIN STREET WASHINGTON, NJ 07882	--	--	3	1	1088	1	--	12,195	--	1942
1	17 PRESIDENTIAL DR WASHINGTON, NJ 07882	\$345,000	08/11/2023	3	1	925	1	\$373	13,203	0.63	1959
2	30 HILLCREST AVE WASHINGTON, NJ 07882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

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	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

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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.

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Report created on 2/14/2024