

123 MAIN STREET  
WASHINGTON, NJ 07882 - WARREN COUNTY

ADDRESS

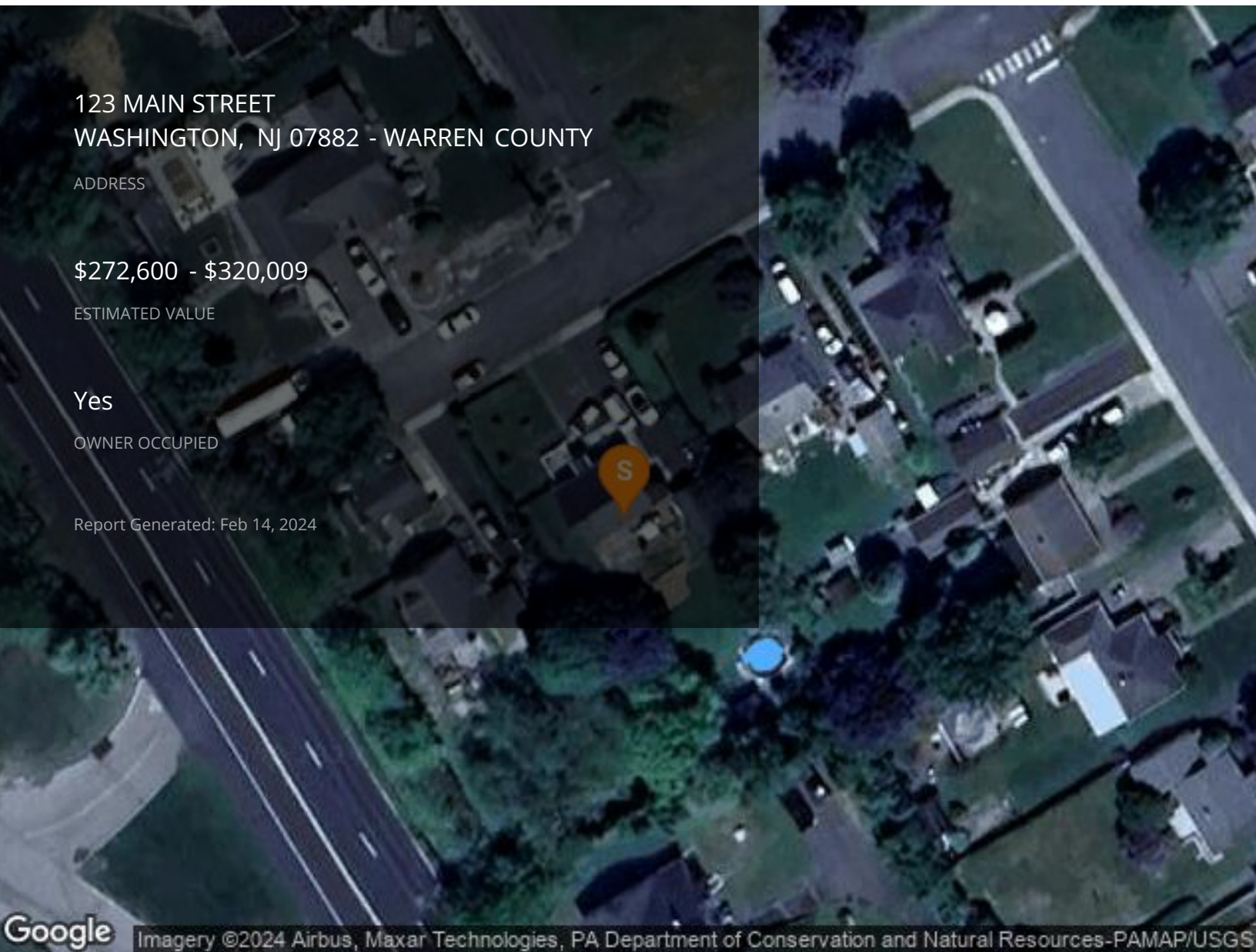
\$272,600 - \$320,009

ESTIMATED VALUE

Yes

OWNER OCCUPIED

Report Generated: Feb 14, 2024

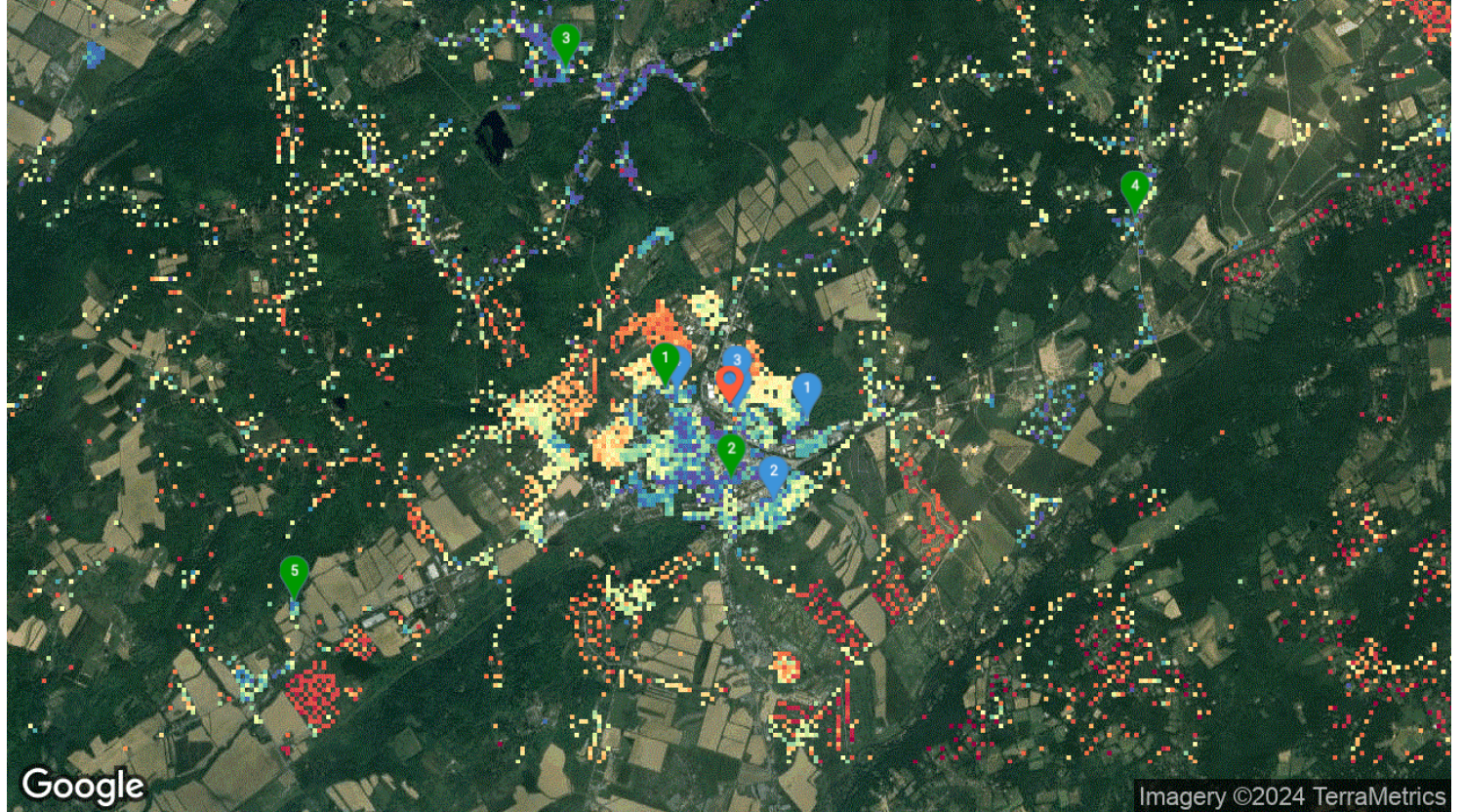


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## Property Details

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**

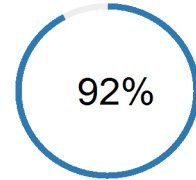
**\$320,009**



Low Range

High Range

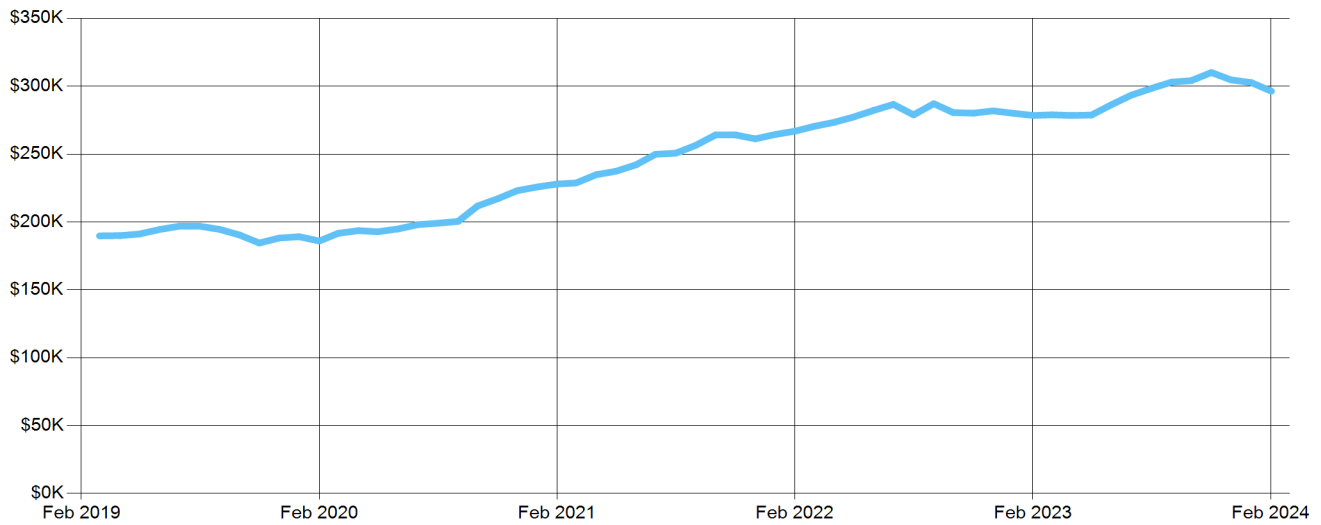
Confidence Score



92%

FSD: 8%

## Property Valuation

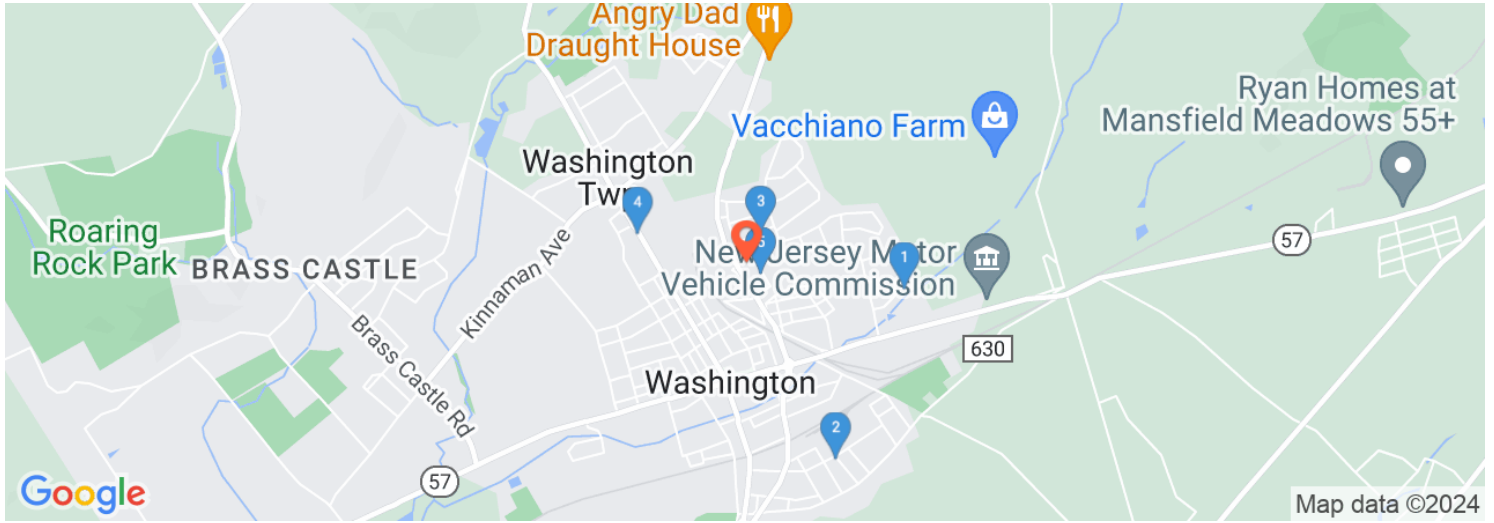


The **Quantarium Value** is an investor-grade valuation that helps you better estimate the true value of a property. The **Low Range** and **High Range** indicate the confidence interval for the Quantarium value of the subject property. The **Confidence Score** indicates the predictive power of our valuation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

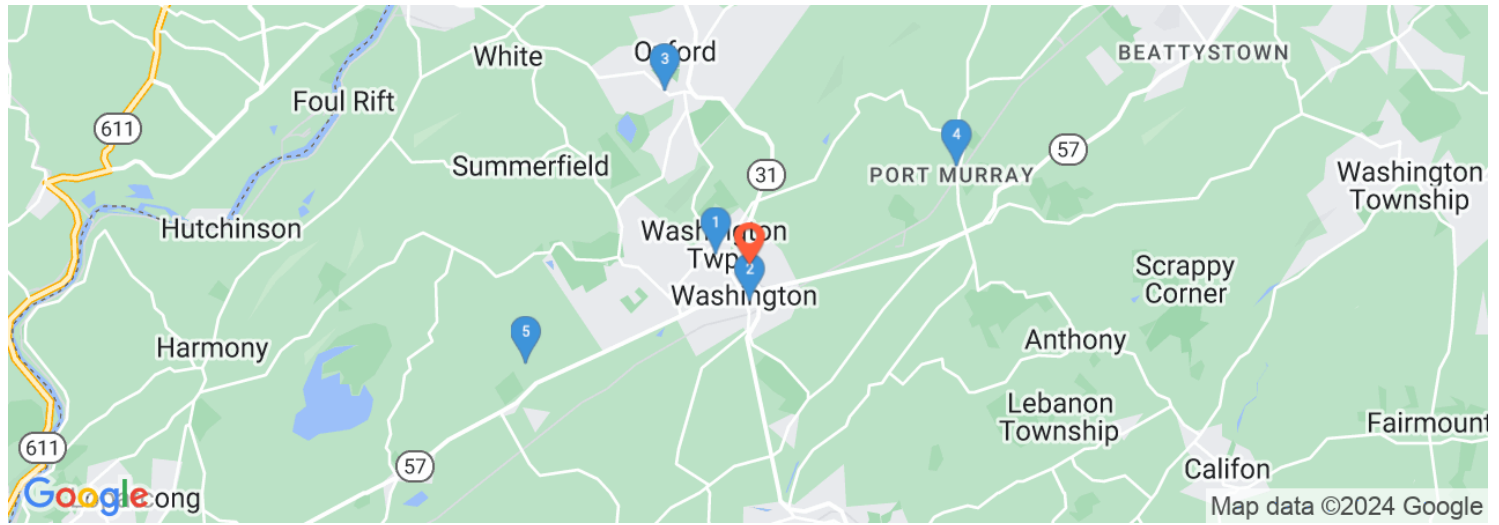


	Address	Sold Price	Sold Date	Beds	Baths	SqFt	Stories	Price/SqFt	LotSizeSF	Distance	Year Built
	123 MAIN STREET WASHINGTON, NJ 07882	--	--	3	1	1088	1	--	12,195	--	1942
1	17 PRESIDENTIAL DR WASHINGTON, NJ 07882	\$345,000	08/11/2023	3	1	925	1	\$373	13,203	0.63	1959
2	30 HILLCREST AVE WASHINGTON, NJ 07882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

## 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
	<b>123 MAIN STREET WASHINGTON, NJ 07882*</b>	--	--	<b>3</b>	<b>1</b>	<b>1088</b>	<b>1</b>	--	<b>12,195</b>	--	<b>1942</b>
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
<b>Median comparables</b>		<b>\$320,000</b>	<b>01/11/2024</b>	<b>3</b>	<b>1</b>	<b>1,273</b>	<b>--</b>	<b>\$227</b>	<b>12,375</b>	<b>2.97</b>	<b>1928</b>

\* 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/>).

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