



123 Main Street

WASHINGTON, NJ 07882 - WARREN COUNTY

Estimated Value	\$296,305		
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

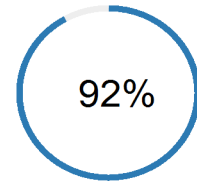
Last Sale Amount	\$198,000	Last Transfer Amount	\$198,000
Last Sale Date	07/21/2019	Last Transfer Date	07/21/2019
Last Sale Document Number	2019-123456	Last Transfer Document Number	2019-123456
Last Sale Document Type	Deed	Last Transfer Document Type	Deed
Loan Amount	\$193,333	Loan Date	07/22/2019
Loan Type	FHA	Loan Interest Rate	3.99 %
Loan Term	360 Months	Loan Rate Type	N/A

PROPERTY VALUATION

Estimated: 02/07/2024

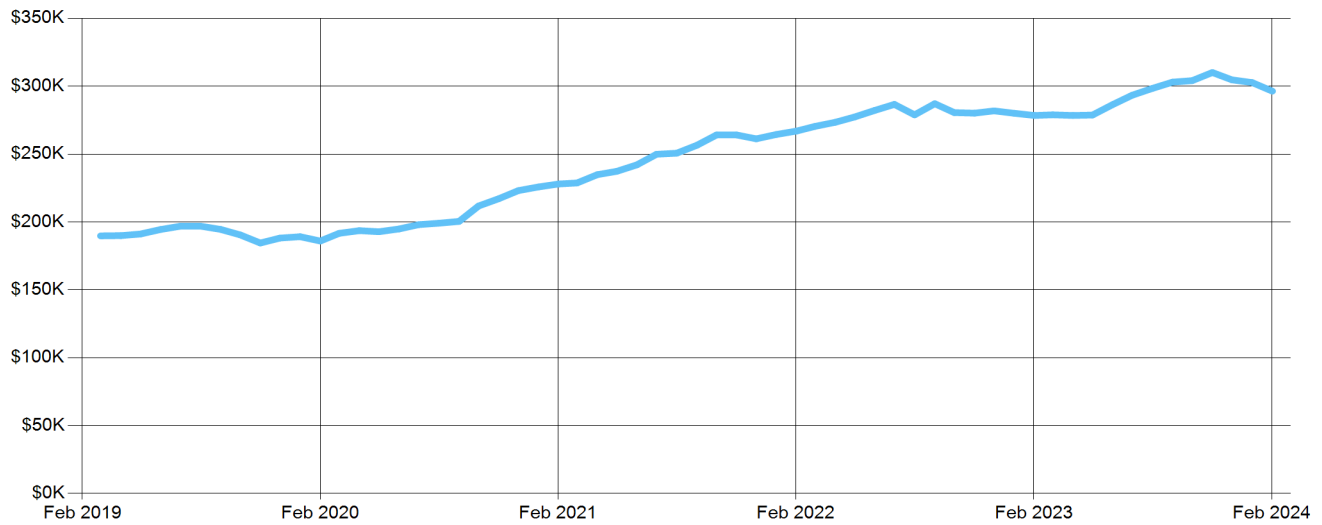


Confidence Score



FSD: 8%

Property Valuation

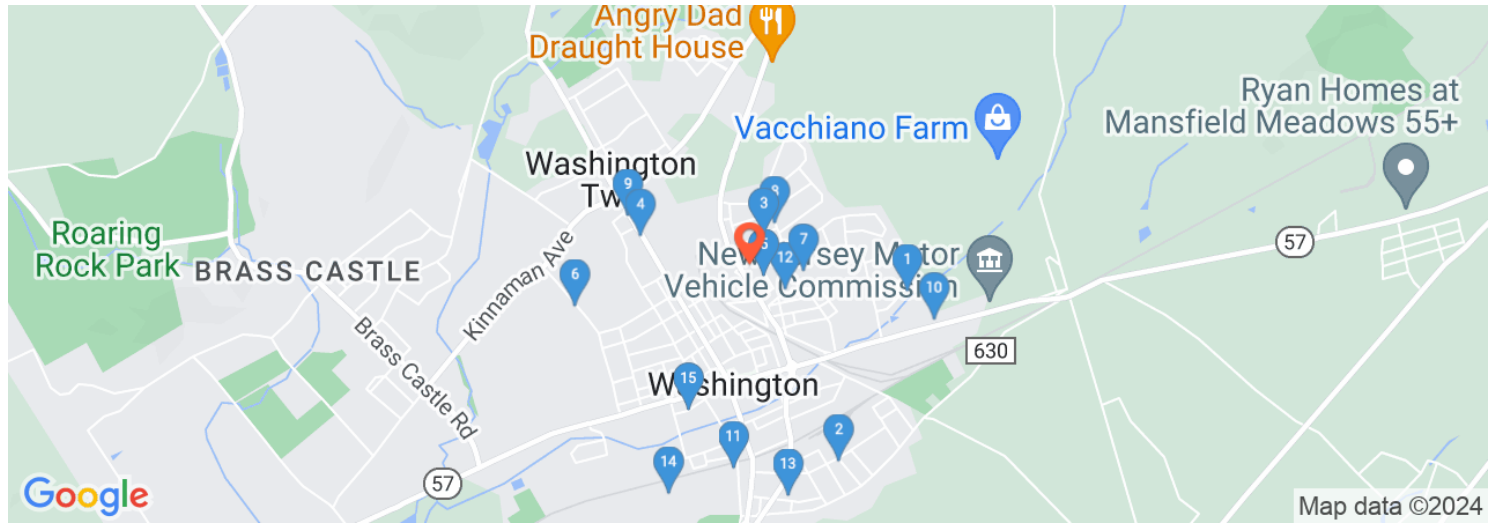


The **Quantarium Value** is an investor-grade valuation that helps you better estimate the true value of a property. The **Low Range** and **High Range** indicate the confidence interval for the Quantarium value of the subject property. The **Confidence Score** indicates the predictive power of our valuation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

COMPARABLE PROPERTY SALES

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

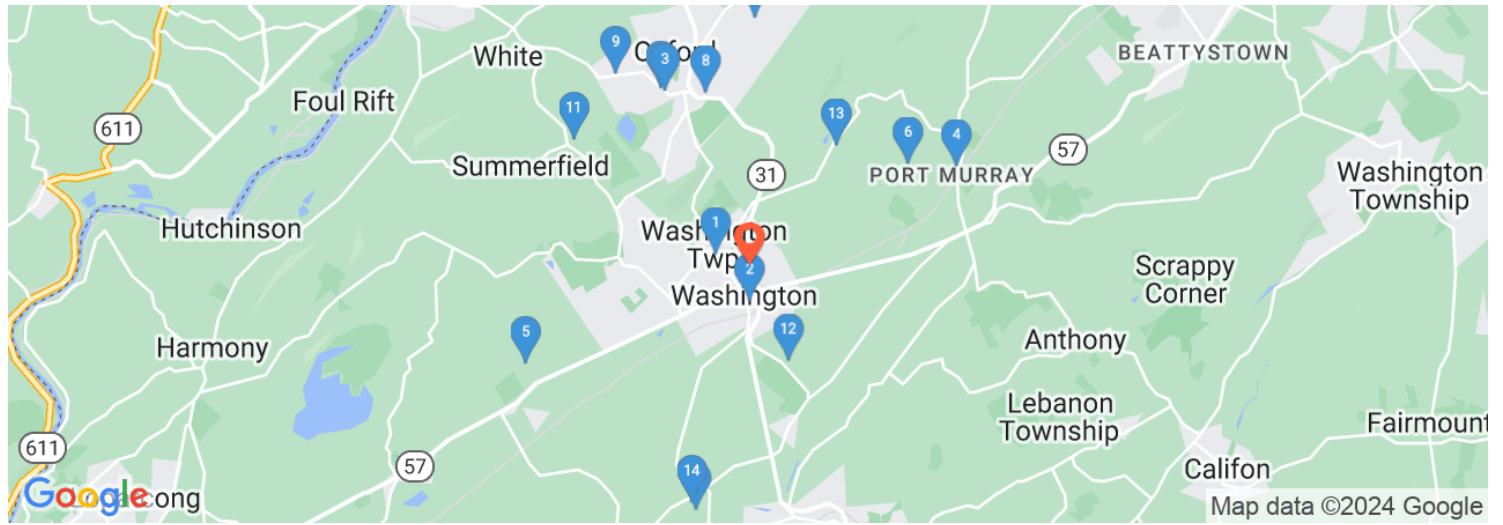


	Address	Sold Price	Sold Date	Beds	Baths	SqFt	Stories	Price/SqFt	LotSizeSF	Distance	Year Built
	123 MAIN STREET WASHINGTON, NJ 07882	\$296,305 Quantarium Value	--	3	1	1088	1	--	12,195	--	1942
1	17 PRESIDENTIAL DR WASHINGTON, NJ 07882	\$345,000	08/11/2023	3	1	925	1	\$373	13,203	0.63	1959
2	30 HILLCREST 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
Median comparables		\$317,500	09/25/2023	3	1	1,072	--	\$281	10,402	0.62	1945

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.



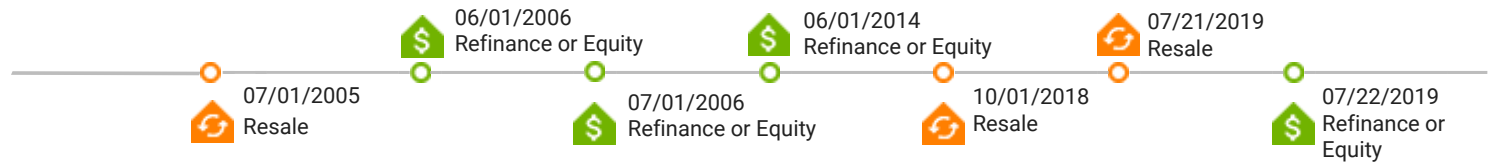
	Address	Listed Price	Listed Date	Beds	Baths	SqFt	Stories	Price/SqFt	LotSizeSF	Distance	Year Built
	123 MAIN STREET WASHINGTON, NJ 07882*	\$296,305 Quantarium Value	--	3	1	1088	1	--	12,195	--	1942
1	219 RUSH ST WASHINGTON, NJ 07882	\$225,000	01/12/2024	3	1	1,384	2	\$163	10,018	0.53	1901
2	15 YOUMANS AVE 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
6	204 HOFFMAN RD PORT MURRAY, NJ 07865	\$389,900	11/27/2023	3	1	1,316	1	\$296	114,998	2.91	1966
7	30 HENDERSON ST OXFORD, NJ 07863	\$269,000	01/11/2024	3	2	1,352	2	\$199	6,098	3.04	--
8	14 GREEN ST OXFORD, NJ 07863	\$135,000	12/14/2023	3	1	1,270	2	\$106	5,227	2.73	--
9	288 BELVIDERE AVE OXFORD, NJ 07863	\$159,900	01/05/2024	1	1	672	1	\$238	60,112	3.60	1950
10	54 SHIPPEN RDG OXFORD, NJ 07863	\$485,000	12/04/2023	4	2	2,276	2	\$213	16,117	3.81	2000
11	296 BUCKLEY AVE OXFORD, NJ 07863	\$479,900	11/20/2023	3	1	1,872	2	\$256	108,900	3.32	1978
12	3 ROSEWOOD LN WASHINGTON, NJ 07882	\$629,000	12/13/2023	4	3	2,716	2	\$232	80,150	1.64	1987
13	610 JACKSON VALLEY RD OXFORD, NJ 07863	\$1,499,000	11/17/2023	4	3	2,568	1	\$584	1,960K	2.28	1981
14	3 HALLS MILL RD ASBURY, NJ 08802	\$729,000	01/17/2024	4	2	3,811	--	\$191	84,070	3.83	2002
15	36 SHURTS RD HAMPTON, NJ 08827	\$950,000	01/18/2024	4	3	3,603	--	\$264	69,260	3.79	2006
Median comparables		\$369,000	12/14/2023	3	2	1,384	--	\$232	20,473	3.04	1972

* 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.

TRANSACTION HISTORY

Timeline



History

07/22/2019 Refinance or Equity


Recording Date	07/22/2019	Lender	WEICHERT FINANCIAL SERVICES
Transaction Type	Refinance or Equity	Title Co	WEICHERT TITLE AGENCY
Value	N/A	1st Loan Amt	\$193,333
Doc Type	Deed of Trust	2nd Loan Amt	N/A
Doc #	2019-123457	Loan Type	Federal Housing Authority (FHA)
Seller	N/A	Rate Type	N/A
Buyer/Borrower	SMITH,JOHN & JANE	Loan Doc # Book # Page #	2019-123457 8899 001

07/21/2019 Resale

Recording Date	07/21/2019	Lender	N/A
Transaction Type	Resale	Title Co	WEICHERT TITLE AGENCY
Value	\$198,000	1st Loan Amt	N/A
Doc Type	Grant Deed	2nd Loan Amt	N/A
Doc #	2019-123456	Loan Type	N/A
Seller	ACME TRADING COMPANY LLC	Rate Type	N/A
Buyer/Borrower	SMITH,JOHN & JANE	Loan Doc # Book # Page #	N/A 3456 789

10/01/2018 Resale

Recording Date	10/01/2018	Lender	N/A
Transaction Type	Resale	Title Co	MEGA TITLE LLC
Value	\$116,000	1st Loan Amt	N/A
Doc Type	Grant Deed	2nd Loan Amt	N/A
Doc #	2018-123456	Loan Type	N/A
Seller	JONES,DAVID A & ANNE B	Rate Type	N/A
Buyer/Borrower	ACME TRADING COMPANY LLC	Loan Doc # Book # Page #	N/A 1234 567


06/01/2014 Refinance or Equity

Recording Date	06/01/2014	Lender	LOANDEPOT.COM LLC
Transaction Type	Refinance or Equity	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	\$221,000
Doc Type	Quitclaim	2nd Loan Amt	N/A
Doc #	2014-123456	Loan Type	N/A
Seller	JONES,DAVID A & ANNE B	Rate Type	N/A
Buyer/Borrower	JONES,DAVID A & ANNE B	Loan Doc # Book # Page #	2014-123457 2345 678


07/01/2006 Refinance or Equity

Recording Date	07/01/2006	Lender	CAPITAL ONE HOME LOANS LLC
Transaction Type	Refinance or Equity	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	\$29,000
Doc Type	Deed of Trust	2nd Loan Amt	N/A
Doc #	2006-00123457	Loan Type	N/A
Seller	N/A	Rate Type	N/A
Buyer/Borrower	JONES,DAVID A WILLIAMS,ANNE B	Loan Doc # Book # Page #	2006-00123457 3456 789


06/01/2006 Refinance or Equity

Recording Date	06/01/2006	Lender	CAPITAL ONE HOME LOANS LLC
Transaction Type	Refinance or Equity	Title Co	NONE AVAILABLE
Value	N/A	1st Loan Amt	\$236,000
Doc Type	Deed of Trust	2nd Loan Amt	N/A
Doc #	2006-00123456	Loan Type	N/A
Seller	N/A	Rate Type	N/A
Buyer/Borrower	JONES,DAVID A WILLIAMS,ANNE B	Loan Doc # Book # Page #	2006-00123456 7890 123


07/01/2005 Resale

Recording Date	07/01/2005	Lender	WELLS FARGO BANK NA
Transaction Type	Resale	Title Co	N/A
Value	\$237,000	1st Loan Amt	\$237,000
Doc Type	Grant Deed	2nd Loan Amt	N/A
Doc #	2005-00123456	Loan Type	N/A
Seller	JOHNSON,JAMES & MARY	Rate Type	Variable
Buyer/Borrower	JONES,DAVID A WILLIAMS,ANNE B	Loan Doc # Book # Page #	2005-00123457 6543 210

PRICE AND LISTING HISTORY

Price and Listing History provides changes in price over time for the specified property, where available.

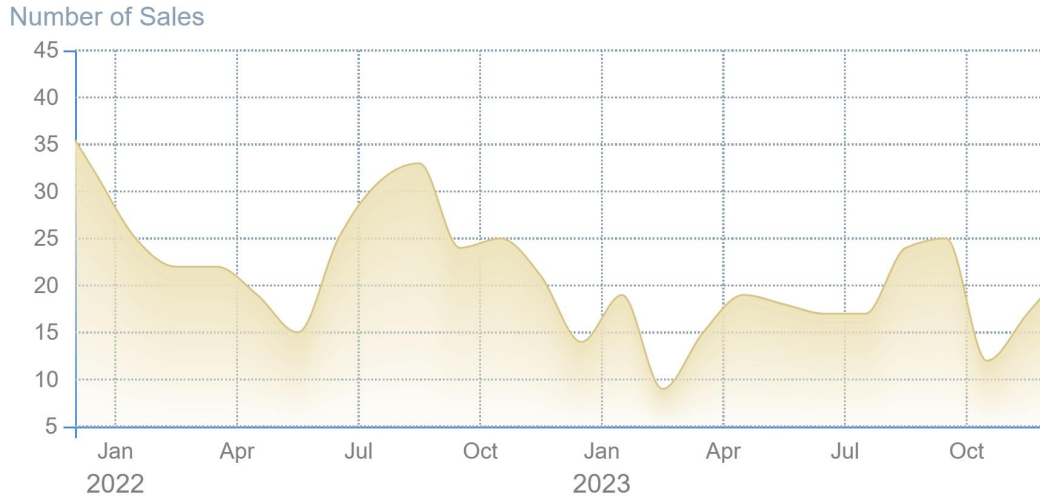
Event	Date	Price	Change	Source
 Sold	07/21/2019	\$198,000	+4.87%	MLS
Listed	03/01/2019	\$188,800		MLS
 Sold	10/01/2018	\$116,000	-27.50%	MLS
Price Changed	09/01/2018	\$160,000	+29.03%	MLS
Listed	04/01/2018	\$124,000		MLS
 Sold	07/01/2005	\$237,000		Public Records

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/>). Data through 02/13/2024.

ZIP-CODE DATA

NUMBER OF PROPERTIES SOLD in 07882

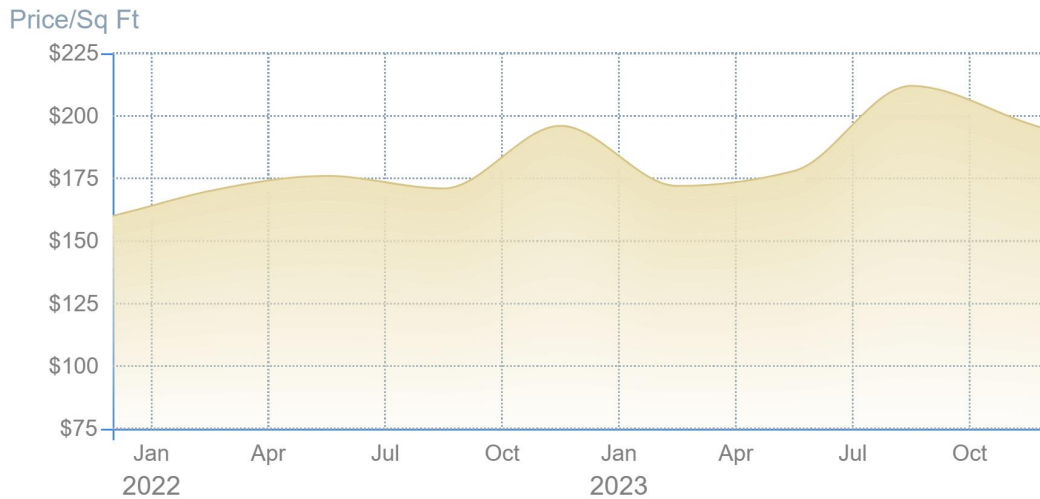
This chart tells you how many properties have sold in the selected area over time.



Data through 11/30/2023

MEDIAN SALE PRICE/SQ.FT. (quarterly) in 07882

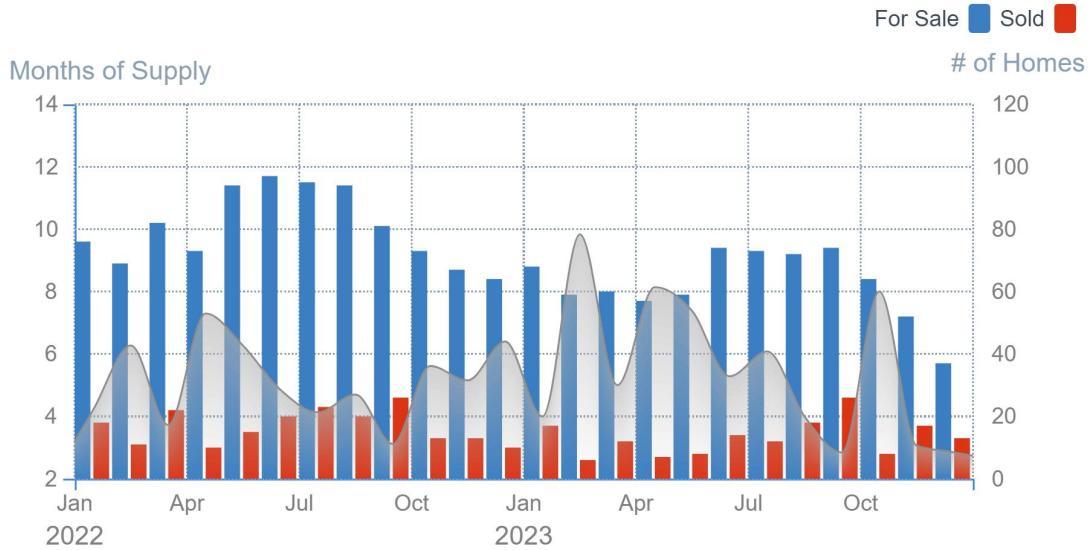
Median Sales Price Per Square Foot provides a quick, high - level way to evaluate appreciation or depreciation of property values over time in the selected area. Using the price per square foot can help you estimate a property's market value.



Data through 2023 Q4

MONTHS OF SUPPLY in 07882

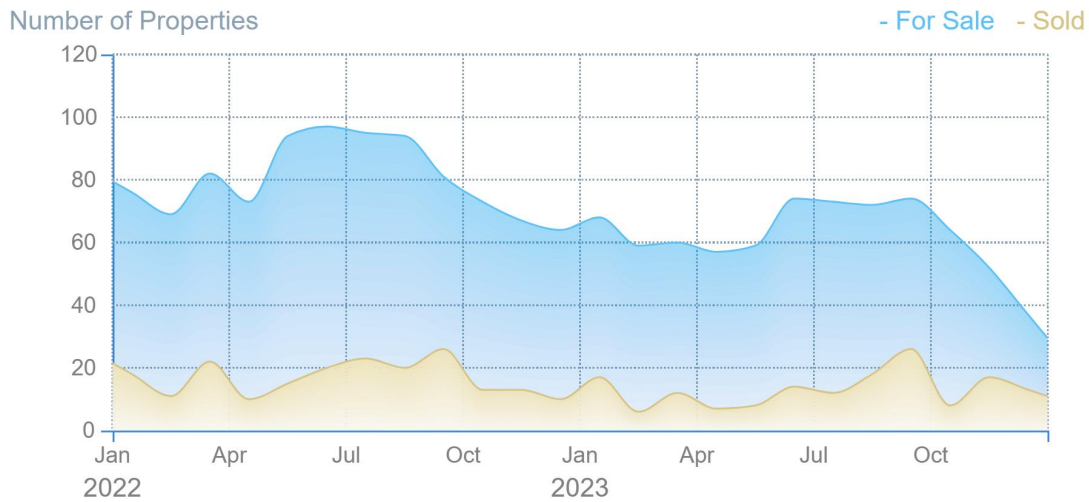
This chart shows how many months it would take to sell the available inventory in the specified market. A higher Months of Supply generally indicates a buyer's market while a lower Months of Supply generally indicates a seller's market.



Data through 12/31/2023

SUPPLY / DEMAND in 07882

The following chart shows the relationship between properties for sale (supply) and properties sold (demand) in the specified market, where available.



Data through 12/31/2023

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.

MLS data provisioned under license on behalf of: Xome Inc. (brokers at <https://www.xome.com/auctions/licensing>) and Constellation WS Inc. (under licensing by the National Brokerage Network: <https://www.constellationws.com/licensing/>).

Report created on 2/14/2024