

	MLS #	Status	Address	Price	County	Municipality	Complex	Model	Apx SqFt	# Car Garage	Apx Year Built	Bedrooms	Total Baths	Basement	Days On Market
1	224219	Active	1316 Avenue A	\$599,99	Ocean	Stafford	Mallard Island		1,386	1	1924	3	2.1	N	91
2	224221	Active	1426 Paul Blvd	\$685,00	Ocean	Stafford	None		1,032	0	1973	3	1	N	42
3	224260	Active	23 Jennie Dr	\$694,00	Ocean	Stafford	Stafford Twp		1,288	0	1954	4	2	N	55
4	224254	Active	825 Buccan Ln	\$699,00	Ocean	Stafford	Ocean Acres		2,600	1		5	3	Y	52
5	224289	Active	1255 W Mallard Dr	\$724,90	Ocean	Stafford	None		1,120	0		3	2	N	21
6	224166	Active	12 Andrew Dr	\$739,00	Ocean	Stafford	None		1,726	1	1990	3	2	N	141
7	224296	Active	100 Hope	\$773,00	Ocean	Stafford	Coves			1		2	2	N	21
8	224253	Active	172 Catherin Ln	\$795,00	Ocean	Stafford	None			1	1982	3	2	N	46
9	224286	Active on Market	64 Marguerite Ln	\$799,99	Ocean	Stafford	None		1,320	0	1963	3	2	N	13

Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by Scott McSorley, , Scott McSorley on Friday, November 01, 2024 5:10 PM.

1316 Avenue A, Manahawkin, NJ 08050-3903, Ocean County
APN: 31-00188-01-00001 CLIP: 8566682209

OWNER INFORMATION

Owner Name	Durgin Richard C Jr	Tax Billing Zip	07480
Owner Name 2	Durgin Lisa	Tax Billing Zip+4	3752
Tax Billing Address	45 Hearthstone Dr	Owner Occupied	No
Tax Billing City & State	West Milford, NJ		

COMMUNITY INSIGHTS

Median Home Value	\$756,887	School District	STAFFORD TOWNSHIP S CHOOL DISTRICT
Median Home Value Rating	8 / 10	Family Friendly Score	72 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	69 / 100	Walkable Score	35 / 100
Total Incidents (1 yr)	44	Q1 Home Price Forecast	\$812,852
Standardized Test Rank	74 / 100	Last 2 Yr Home Appreciation	23%

LOCATION INFORMATION

Township	Stafford Twp	Block #	188.01
School District Name	Stafford Township SD	Lot #	1
Zoning	RR2	Flood Zone Date	12/16/2021
Census Tract	7351.04	Flood Zone Panel	34029C0512G
Carrier Route	C003		

TAX INFORMATION

Tax ID	31-00188-01-00001	Tax Appraisal Area	31
Alt APN	31-00188-0001-00001	Lot Number	1
% Improved	53%	Block ID	188.0
Tax Area	31		
Legal Description	88XIRR		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$228,300	\$228,300	\$228,300
Assessed Value - Land	\$106,700	\$106,700	\$106,700
Assessed Value - Improved	\$121,600	\$121,600	\$121,600
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$5,301		
2022	\$5,374	\$73	1.38%
2023	\$5,614	\$240	4.46%

CHARACTERISTICS			
Lot Frontage	88	Total Baths	Tax: 3 MLS: 2.1
Estimated Lots Acres	0.1414	Full Baths	Tax: 3 MLS: 2
Estimated Lot Area	6,161	Half Baths	MLS: 1
Lot Shape	Irregular	Parking Type	Undefined Type - 1 Car Garage
Style	Cape Cod	Garage Capacity	1
Stories	Tax: 1.5 MLS: 2	Exterior	Frame
Estimated Building Square Feet	1,386	Year Built	1924
Bedrooms	3		

FEATURES	
Feature Type	
Ab8	
Aa4	
Ad9	
Z48	

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM _{LC}	\$625,400	Confidence Score	78
RealAVM _{LC} Range	\$552,600 - \$698,200	Forecast Standard Deviation	12
Value As Of	10/21/2024		

<p>(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.</p> <p>(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.</p> <p>(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.</p>			
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RENTAL TRENDS			
Estimated Value	2930	Cap Rate	3%
Estimated Value High	3354	Forecast Standard Deviation (FSD)	0.14

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	22421985	MLS Current List Price	\$599,990
MLS Status	Active	MLS Orig. List Price	\$799,000
MLS Status Change Date	08/02/2024	MLS List. Agent Name	48487-Gina Manganiello
MLS Listing Date	07/31/2024	MLS List. Broker Name	KELLER WILLIAMS PREFERRED PROPERTIES, SHIP BOTTOM
MLS Listing #	22406599	22032239	21616156
MLS Status	Cancelled	Closed	Closed
MLS Listing Date	03/09/2024	09/09/2020	04/25/2016
MLS Listing Price		\$350,000	\$216,900
MLS Orig Listing Price		\$350,000	\$216,900
MLS Close Date		11/17/2020	05/25/2016
MLS Listing Close Price		\$351,999	\$200,000

LAST MARKET SALE & SALES HISTORY				
Recording Date	12/01/2020	Deed Type	Deed (Reg)	
Settle Date	11/16/2020	Owner Name	Durgin Richard C Jr	
Sale Price	\$351,999	Owner Name 2	Durgin Lisa	
Document Number	18178-1670	Seller	Leonard Gail	
Recording Date	04/19/2023	11/15/2022	12/01/2020	06/02/2016
Sale Price	\$450,900	\$18,900	\$351,999	\$200,000
Buyer Name	Durgin Richard C Jr & Lisa	Durgin Lisa	Durgin Richard C Jr	Leonard Edward & Gail
Seller Name	Leonard Gail	Tunes Kathleen	Leonard Gail	Rimelis John
Document Number	19355-1205	19225-670	18178-1670	16408-176
Document Type	Rerecorded Deed	Deed (Reg)	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY	
Mortgage Date	12/01/2020
Mortgage Amount	\$316,799
Mortgage Lender	Classic Mtg LLC
Mortgage Type	Resale

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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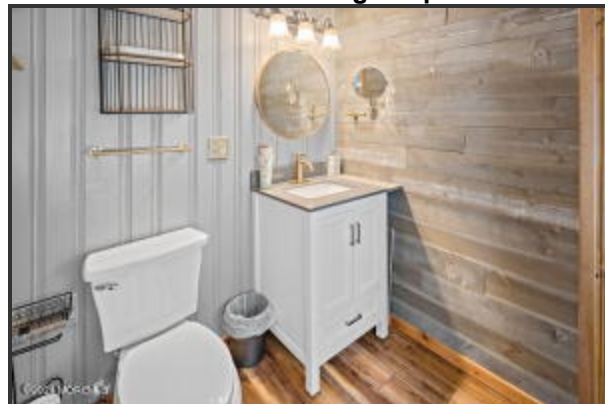
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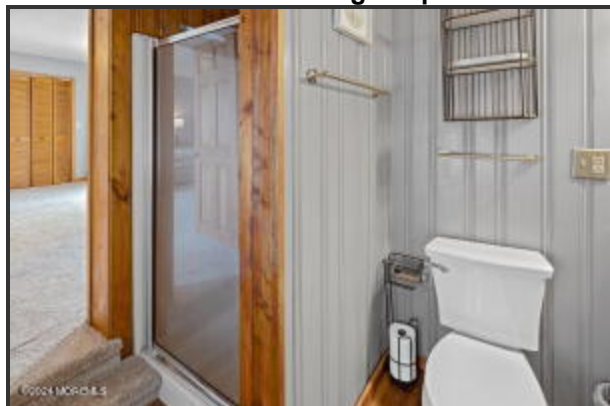
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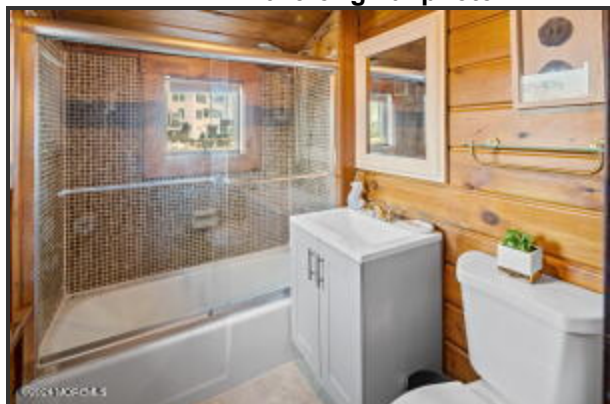
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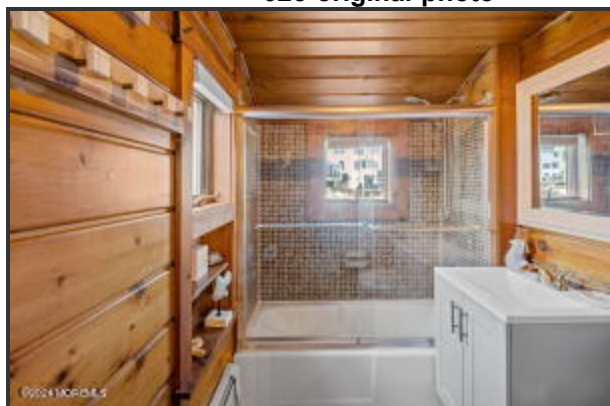
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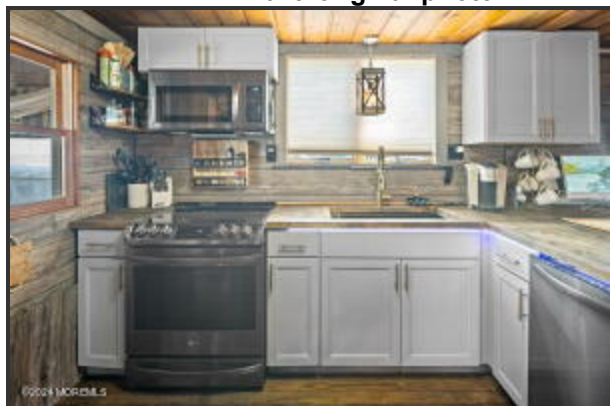
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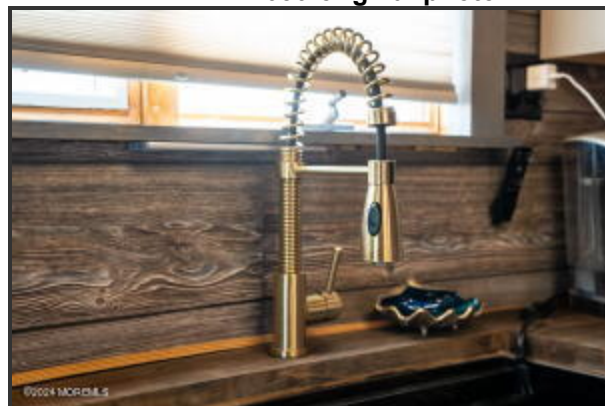
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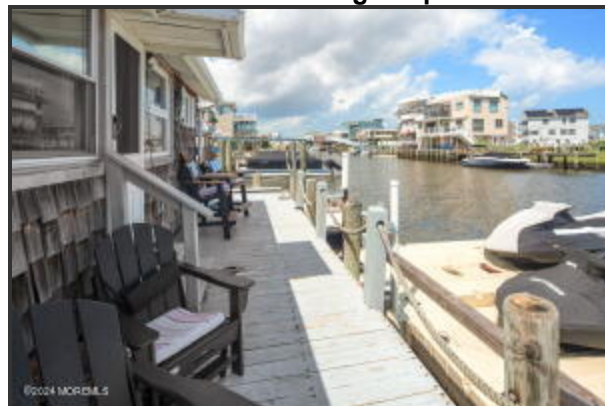
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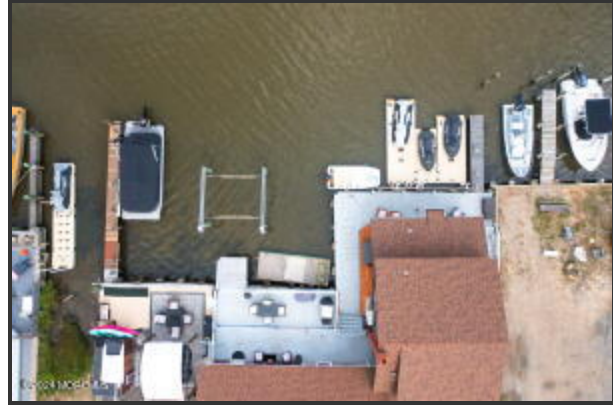
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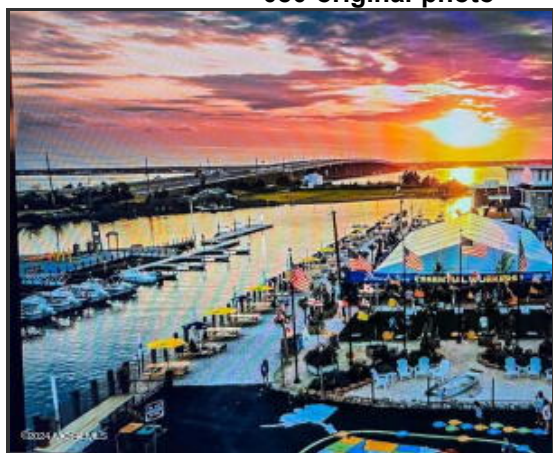
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1426 Paul Blvd, Manahawkin, NJ 08050-4135, Ocean County

APN: 31-00159-05-00590CLIP: 2523135685

OWNER INFORMATION			
Owner Name	Cerria Family Trust	Tax Billing Zip	07940
Tax Billing Address	24 West Ln	Tax Billing Zip+4	2656
Tax Billing City & State	Madison, NJ	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$1,011,428	School District	STAFFORD TOWNSHIP S CHOOL DISTRICT
Median Home Value Rating	9 / 10	Family Friendly Score	81 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	73 / 100	Walkable Score	49 / 100
Total Incidents (1 yr)	22	Q1 Home Price Forecast	\$1,088,942
Standardized Test Rank	74 / 100	Last 2 Yr Home Appreciation	24%

LOCATION INFORMATION			
Township	Stafford Twp	Carrier Route	C001
School District Name	Stafford Township SD	Block #	159.05
Subdivision	Beach Haven West Sec #5	Lot #	590
Zoning	RR2A	Flood Zone Date	12/16/2021
Census Tract	7351.05	Flood Zone Panel	34029C0511G

TAX INFORMATION			
Tax ID	31-00159-05-00590	Tax Appraisal Area	31
Alt APN	31-00159-0005-00590	Lot Number	590
% Improved	26%	Block ID	159.0
Tax Area	31		
Legal Description	58.98X84.51IRR		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$278,600	\$278,600	\$278,600
Assessed Value - Land	\$206,500	\$206,500	\$206,500
Assessed Value - Improved	\$72,100	\$72,100	\$72,100
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)

2021	\$6,469		
2022	\$6,558	\$89	1.38%
2023	\$6,851	\$293	4.46%

CHARACTERISTICS			
Lot Frontage	58.98	Estimated Building Square Feet	1,032
Lot Depth	84.51	Bedrooms	3
Estimated Lots Acres	0.1144	Total Baths	Tax: 2 MLS: 1
Estimated Lot Area	4,984	Full Baths	Tax: 2 MLS: 1
Lot Shape	Irregular	Exterior	Frame
Style	Ranch	Year Built	1973
Stories	1		

FEATURES	
Feature Type	
Ac5	
Z48	

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM TM	\$681,600	Confidence Score	88
RealAVM TM Range	\$600,500 - \$762,700	Forecast Standard Deviation	12
Value As Of	10/21/2024		

<p>(1) RealAVMTM is a CoreLogic[®] derived value and should not be used in lieu of an appraisal.</p> <p>(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.</p> <p>(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.</p>			
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RENTAL TRENDS			
Estimated Value	2810	Cap Rate	2.6%
Estimated Value High	3316	Forecast Standard Deviation (FSD)	0.18

Estimated Value Low 2304

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	22422110	MLS Current List Price	\$685,000
MLS Status	Active	MLS Orig. List Price	\$685,000
MLS Status Change Date	08/01/2024	MLS List. Agent Name	21884-Paul Metzger
MLS Listing Date	09/20/2024	MLS List. Broker Name	WEICHERT REALTORS-SHIP BOTTOM

LAST MARKET SALE & SALES HISTORY			
Settle Date	10/13/1987	Deed Type	Deed (Reg)
Sale Price	\$133,000	Owner Name	Cerria Family Trust
Document Number	4606-574	Seller	Caplan Rena & Howard
Recording Date	06/14/2023		
Sale Price		\$133,000	\$35,000
Nominal	Y		
Buyer Name	Cerria Family Trust	Cerria Gerard & Florence	Caplan Rena
Seller Name	Cerria Florence J	Caplan Rena & Howard	Purul L Wayne
Document Number	19404-782	4606-574	3723-746
Document Type	Quit Claim Deed	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY			
Mortgage Amount	\$73,000		\$28,000
Mortgage Type	Resale		Resale

Courtesy of SCOTT MCSORLEY, Monmouth Ocean Regional REALTORS

Generated on: 11/01/24

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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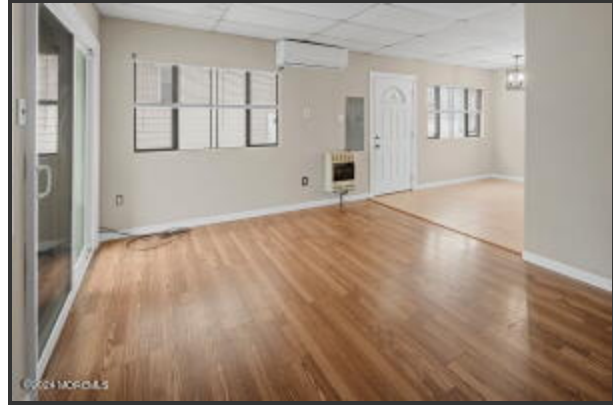
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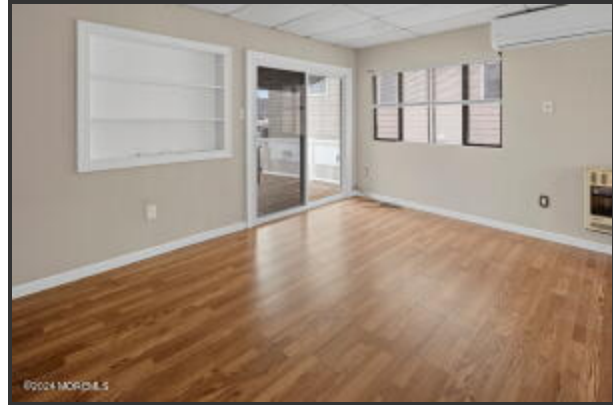
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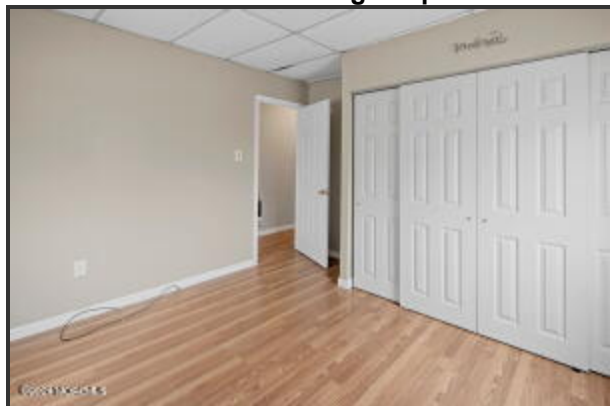
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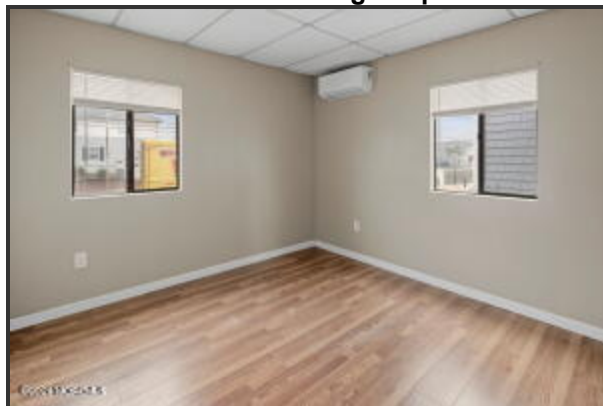
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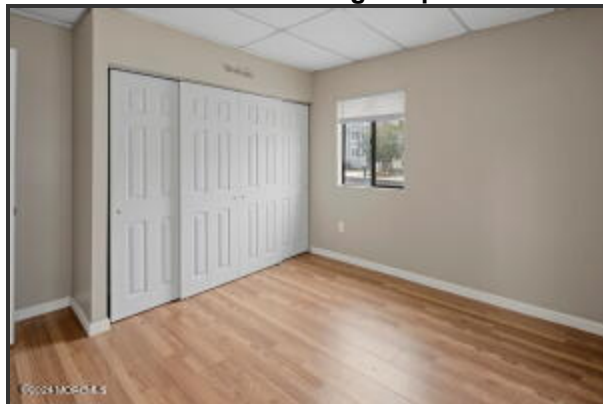
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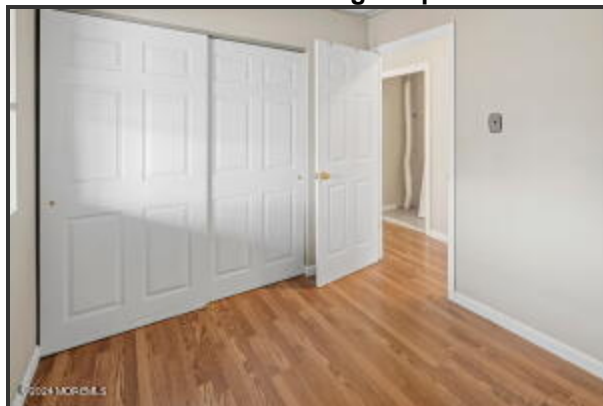
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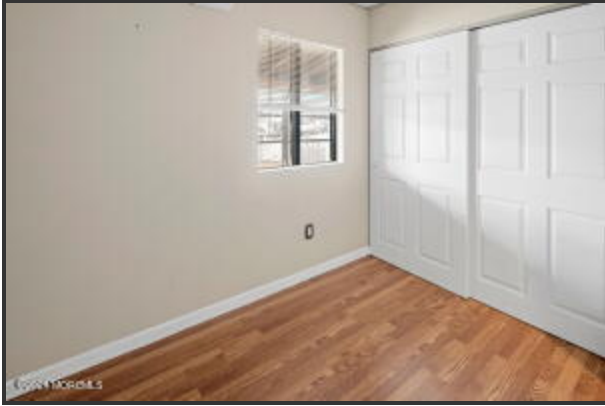
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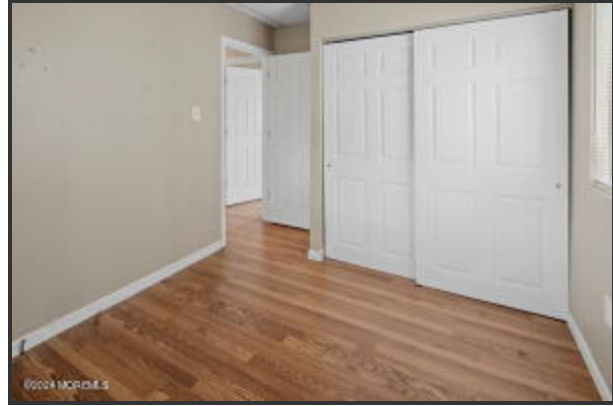
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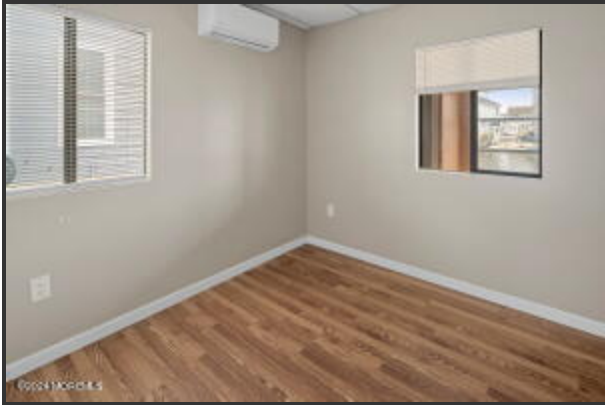
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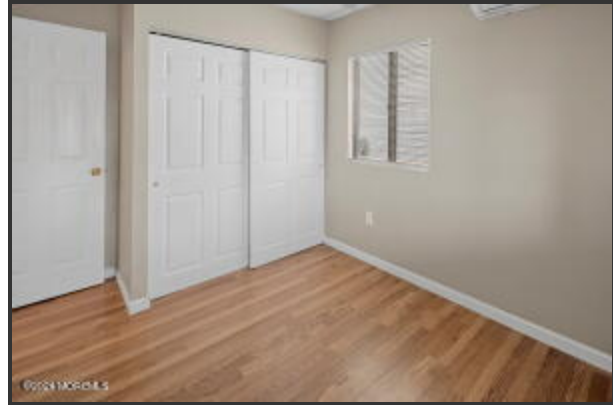
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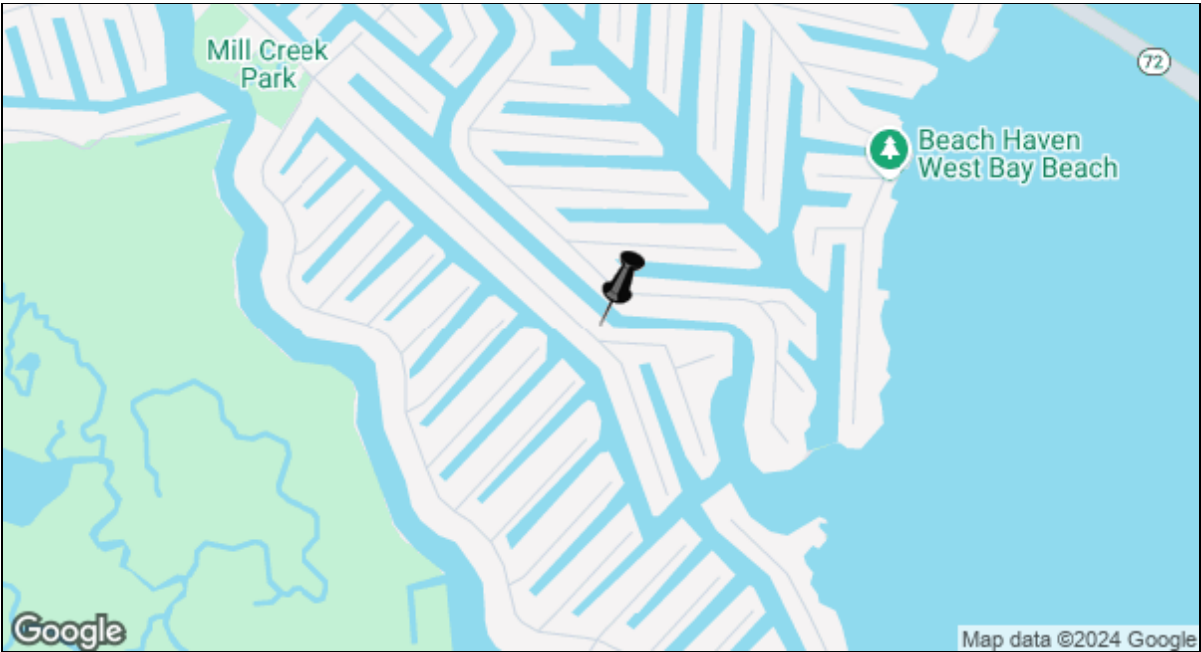
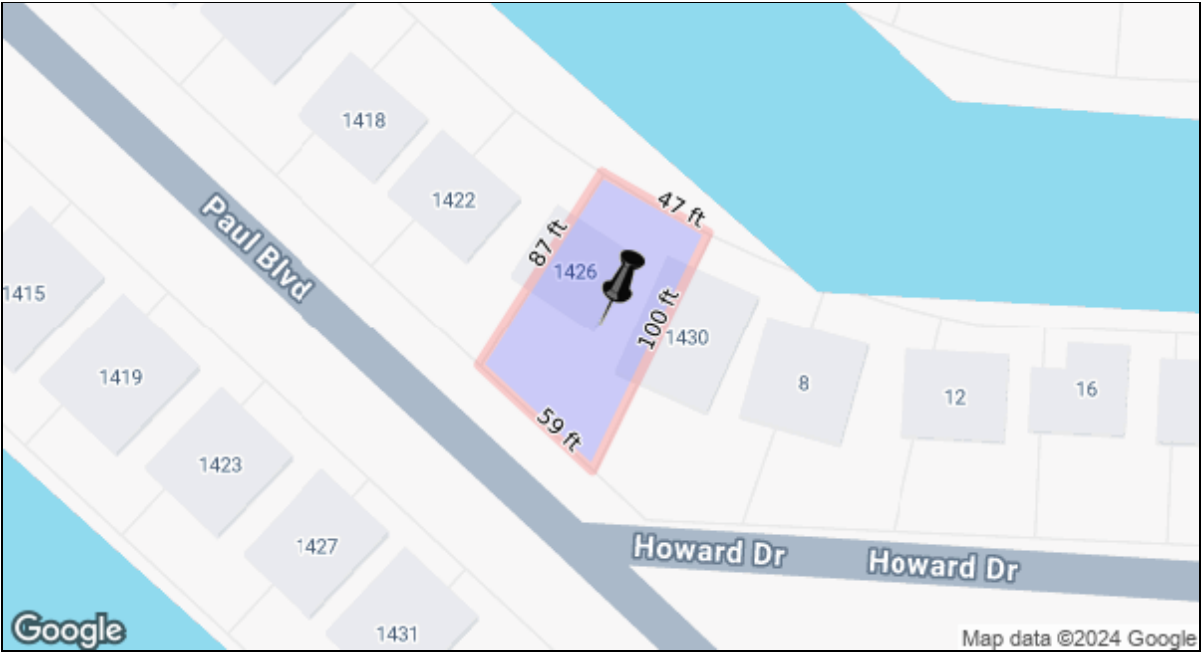


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23 Jennie Dr, Manahawkin, NJ 08050-4234, Ocean County

APN: 31-00178-0000-00050 CLIP: 7342399955

OWNER INFORMATION			
Owner Name	Difabio Kristal	Tax Billing Zip	08050
Owner Name 2	Difabio Hilde	Tax Billing Zip+4	4257
Tax Billing Address	75 Joshua Dr	Owner Occupied	No
Tax Billing City & State	Manahawkin, NJ		

COMMUNITY INSIGHTS			
Median Home Value	\$1,011,428	School District	STAFFORD TOWNSHIP S CHOOL DISTRICT
Median Home Value Rating	9 / 10	Family Friendly Score	81 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	73 / 100	Walkable Score	49 / 100
Total Incidents (1 yr)	22	Q1 Home Price Forecast	\$1,088,942
Standardized Test Rank	74 / 100	Last 2 Yr Home Appreciation	24%

LOCATION INFORMATION			
Township	Stafford Twp	Carrier Route	C003
School District Name	Stafford Township SD	Block #	178
Subdivision	Beach Haven West Sec #2	Lot #	50
Zoning	RR2A	Flood Zone Date	12/16/2021
Census Tract	7351.05	Flood Zone Panel	34029C0511G

TAX INFORMATION			
Tax ID	31-00178-0000-00050	Tax Appraisal Area	31
% Improved	27%	Lot Number	50
Tax Area	31	Block ID	178
Legal Description	60X80		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$260,500	\$260,500	\$257,300
Assessed Value - Land	\$189,800	\$189,800	\$189,800
Assessed Value - Improved	\$70,700	\$70,700	\$67,500
YOY Assessed Change (%)	0%	1.24%	
YOY Assessed Change (\$)	\$0	\$3,200	
Tax Year	Total Tax	Change (\$)	Change (%)

2021	\$5,975		
2022	\$6,057	\$82	1.38%
2023	\$6,406	\$349	5.76%

CHARACTERISTICS			
Lot Frontage	60	Estimated Building Square Feet	1,288
Lot Depth	80	Bedrooms	4
Estimated Lots Acres	0.1102	Total Baths	2
Estimated Lot Area	4,800	Full Baths	2
Style	Colonial	Exterior	Frame
Stories	2	Year Built	1954

FEATURES	
Feature Type	
Ad9	
Ad9	
Ad9	
Z48	
Z41	

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM _{LC}	\$691,400	Confidence Score	89
RealAVM _{LC} Range	\$615,600 - \$767,300	Forecast Standard Deviation	11
Value As Of	10/21/2024		

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RENTAL TRENDS			
Estimated Value	2906	Cap Rate	2.7%
Estimated Value High	3426	Forecast Standard Deviation (FSD)	0.18

Estimated Value Low 2386

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number	22426012	MLS Current List Price	\$694,000
MLS Status	Active	MLS Orig. List Price	\$699,000
MLS Status Change Date	09/07/2024	MLS List. Agent Name	48487-Gina Manganiello
MLS Listing Date	09/07/2024	MLS List. Broker Name	KELLER WILLIAMS PREFERRED PROPERTIES, S HIP BOTTOM
MLS Listing #	22403414	22219293	
MLS Status	Expired	Closed	
MLS Listing Date	02/07/2024	06/21/2022	
MLS Listing Price	\$699,000	\$399,990	
MLS Orig Listing Price	\$699,000	\$549,999	
MLS Close Date		08/12/2022	
MLS Listing Close Price		\$400,000	

LAST MARKET SALE & SALES HISTORY

Recording Date	08/17/2022	Deed Type	Deed (Reg)
Settle Date	08/05/2022	Owner Name	Difabio Kristal
Sale Price	\$400,000	Owner Name 2	Difabio Hilde
Document Number	19136-1046	Seller	Drew Cameron & Kristine
Recording Date	08/17/2022	04/24/2000	
Sale Price	\$400,000	\$135,000	\$68,000
Buyer Name	Difabio Kristal & Hilde	Drew Cameron & Kristine	Peterson Mark R & Peterson Lori J
Seller Name	Drew Cameron & Kristine	Peterson Mark R & Lori J	
Document Number	19136-1046	10083-1241	4414-747
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY

Mortgage Lender	Safrabank
Mortgage Type	Resale

Courtesy of SCOTT MCSORLEY, Monmouth Ocean Regional REALTORS

Generated on: 11/01/24

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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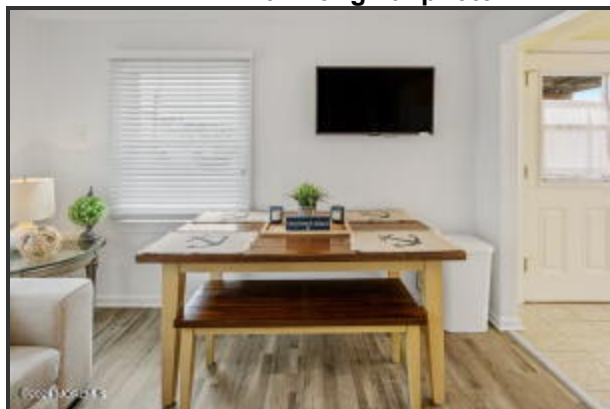
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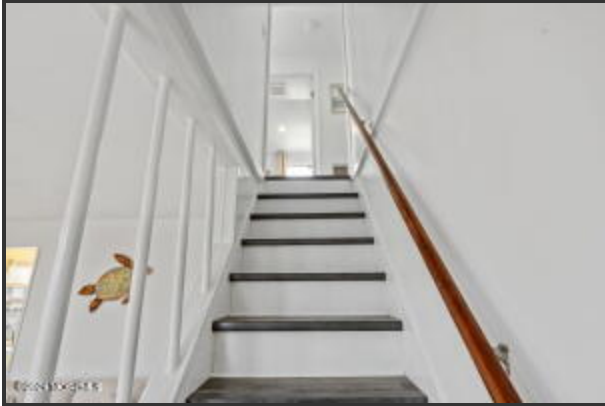
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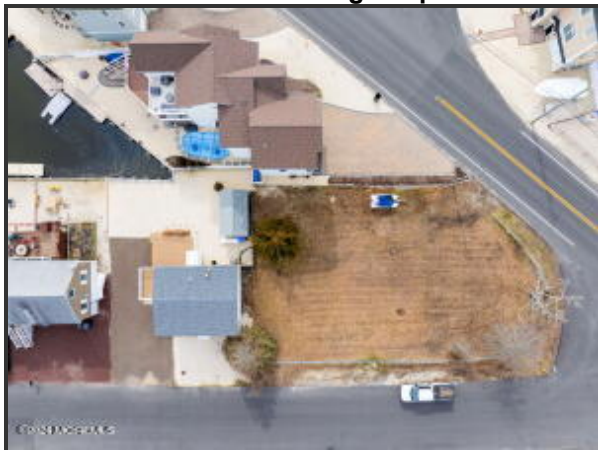
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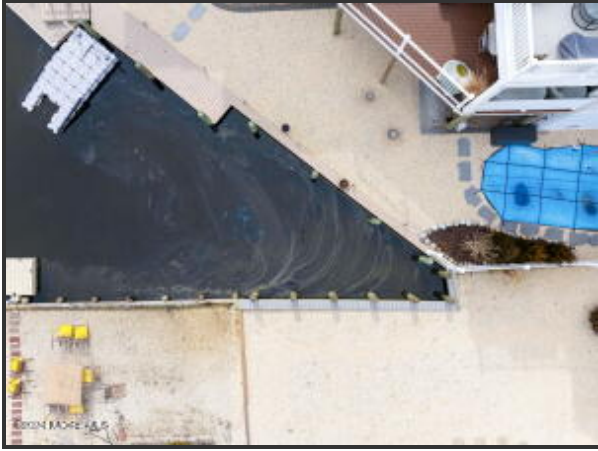
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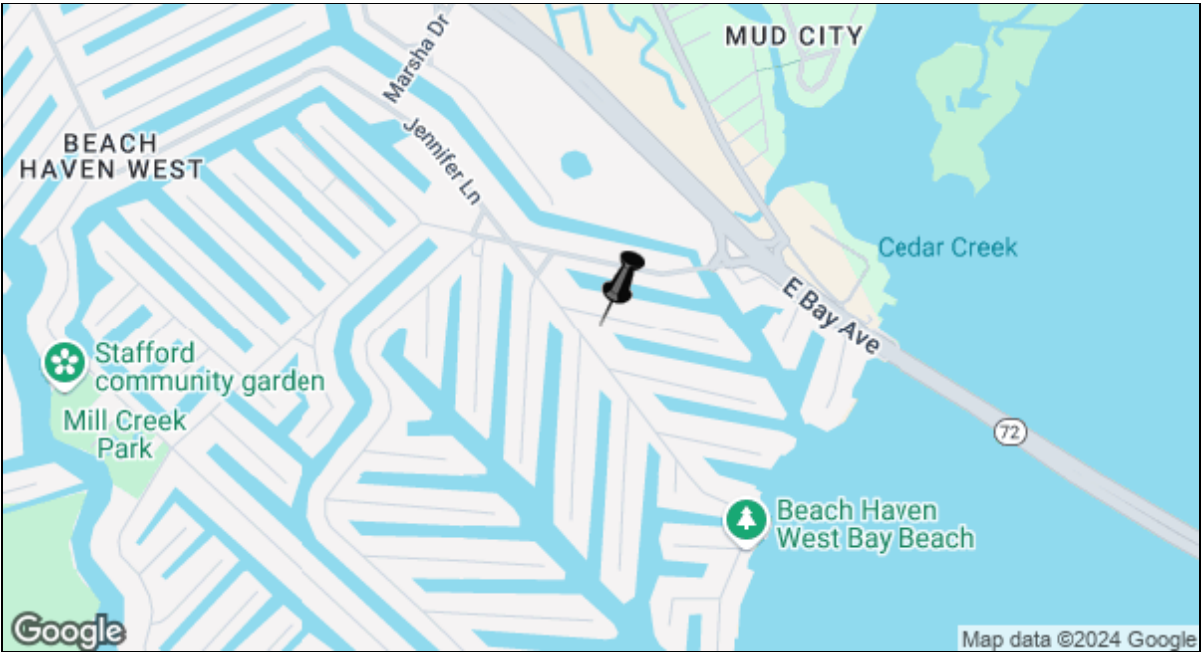
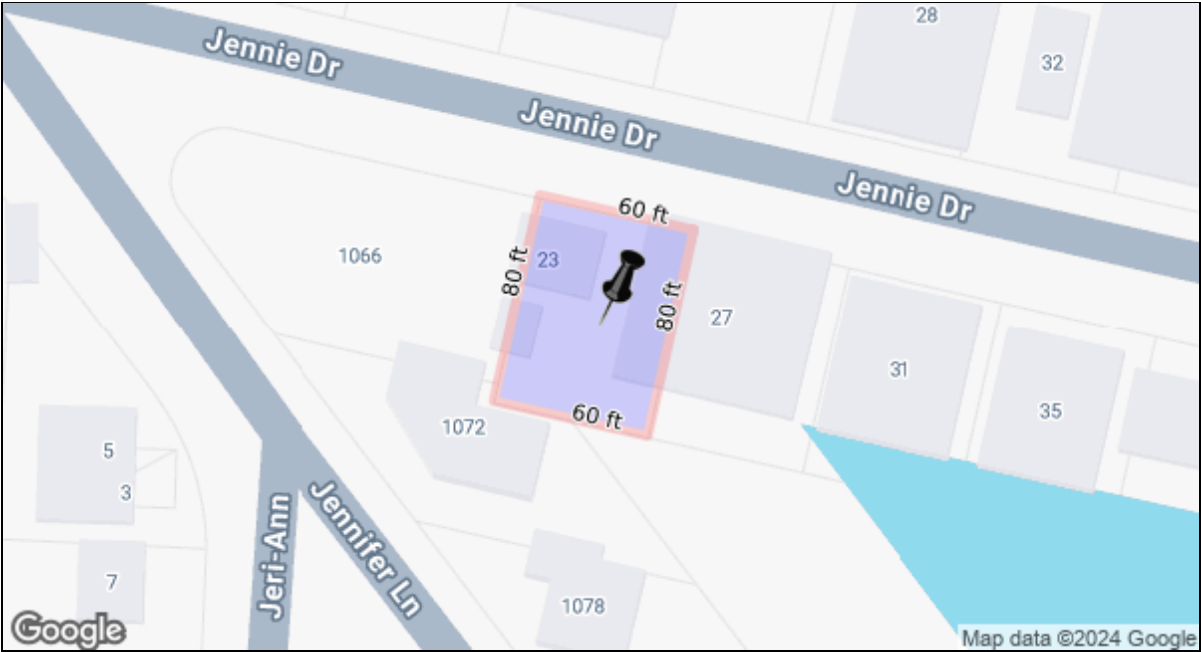


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825 Buccaneer Ln, Manahawkin, NJ 08050-2111, Ocean County
APN: 31-00044-61-00013-02 CLIP: 9310629812

OWNER INFORMATION

Owner Name	Pkn Dev LLC	Tax Billing Zip	08753
Tax Billing Address	407 Green View Way	Tax Billing Zip+4	7308
Tax Billing City & State	Toms River, NJ	Owner Occupied	No

COMMUNITY INSIGHTS

Median Home Value	\$469,508	School District	STAFFORD TOWNSHIP S CHOOL DISTRICT
Median Home Value Rating	7 / 10	Family Friendly Score	55 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	62 / 100	Walkable Score	2 / 100
Total Incidents (1 yr)	44	Q1 Home Price Forecast	\$501,815
Standardized Test Rank	74 / 100	Last 2 Yr Home Appreciation	21%

LOCATION INFORMATION

Township	Stafford Twp	Carrier Route	C004
School District Name	Stafford Township SD	Block #	44.61
Subdivision	Incl	Lot #	13.02
Zoning	R90	Flood Zone Date	12/16/2021
Census Tract	7350.03	Flood Zone Panel	34029C0485G

TAX INFORMATION

Tax ID	31-00044-61-00013-02	Tax Appraisal Area	31
Alt APN	31-00044-61-00013-01	Lot Number	13.02
Tax Area	31	Block ID	44.61
Legal Description	75X300		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$79,800	\$79,800	\$93,500
Assessed Value - Land	\$79,800	\$79,800	\$93,500
YOY Assessed Change (%)	0%	-14.65%	
YOY Assessed Change (\$)	\$0	-\$13,700	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$2,171		
2022	\$2,201	\$30	1.38%

2023	\$1,962	\$239	-10.85%
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CHARACTERISTICS			
Lot Frontage	75	Estimated Building Square Feet	MLS: 2,600
Lot Depth	300	Bedrooms	MLS: 5
Estimated Lots Acres	0.5165	Total Baths	MLS: 3
Estimated Lot Area	22,499	Full Baths	MLS: 3
Lot Shape	Irregular	Garage Capacity	MLS: 1
Stories	MLS: 3		

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM [™] ,¢	\$688,700	Confidence Score	96
RealAVM [™] ,¢ Range	\$628,700 - \$748,700	Forecast Standard Deviation	9
Value As Of	10/21/2024		

(1) RealAVM[™] is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	22425481	MLS Current List Price	\$699,000
MLS Status	Active	MLS Orig. List Price	\$749,000
MLS Status Change Date	09/10/2024	MLS List. Agent Name	37899-Irene Santoro
MLS Listing Date	09/03/2024	MLS List. Broker Name	RE/MAX AT BARNEGAT BAY
MLS Listing #	22413263		
MLS Status	Cancelled		
MLS Listing Date	05/13/2024		
MLS Listing Price	\$729,000		
MLS Orig Listing Price	\$729,000		
MLS Listing Cancellation Date	07/17/2024		

LAST MARKET SALE & SALES HISTORY			
Recording Date	04/07/2021	Deed Type	Deed (Reg)
Settle Date	03/31/2021	Owner Name	Pkn Dev LLC

Sale Price	\$170,000		Seller Ohara Glen & Charlene		
Document Number	18406-1169				
Recording Date	04/07/2021	05/25/2016	03/11/2016	10/27/2004	08/30/2002
Sale Price	\$170,000		\$92,500		\$85,000
Nominal	Y		Y		
Buyer Name	Pkn Dev LLC	Ohara Glen & Charlene	Ohara Glen & Charlene	Minnig Carlos & Maria G	Bockin Joseph W Sr & Kimberly
Seller Name	Ohara Glen & Charlene	Ohara Glen & Charlene	Minnig Maria & Carlos	Bockin Joseph W Sr & Kimberly A	Minnig Carlos & Maria G
Document Number	18406-1169	16402-227	16338-193	12317-1379	10979-1742
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)	Deed (Reg)	Deed (Reg)
Recording Date	08/19/1996				
Sale Price	\$80,000				
Nominal					
Buyer Name	Minnig Carlos & Maria				
Seller Name	Rossetti Theresa M				
Document Number	5395-958			4933-425	
Document Type	Deed (Reg)			Deed (Reg)	

MORTGAGE HISTORY	
Mortgage Date	06/06/2023
Mortgage Amount	\$360,000
Mortgage Lender	Manasquan Bk
Mortgage Type	Refi

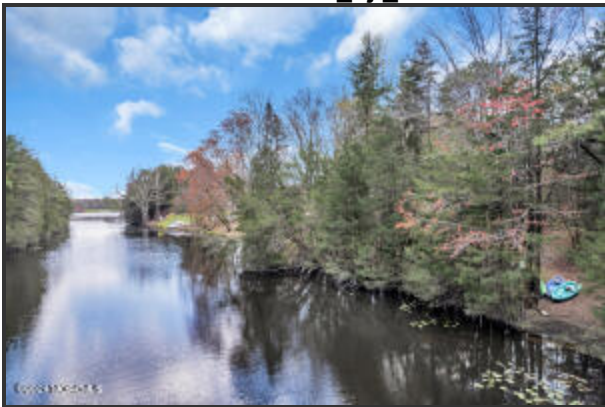
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300 x 75 Ft. Waterfront
825 Arrow Front



099_dji_0095



825 - arrow #4



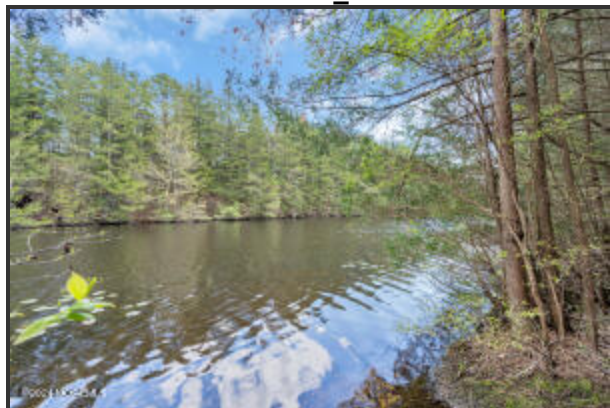
75 Ft. of Lake
825 arrow #6



095_dsc01922



098_dsc01937



825 arrow #7



010_dsc01822-1b



Holiday Lake Park, Beach & Country Club
018_dsc02000-1



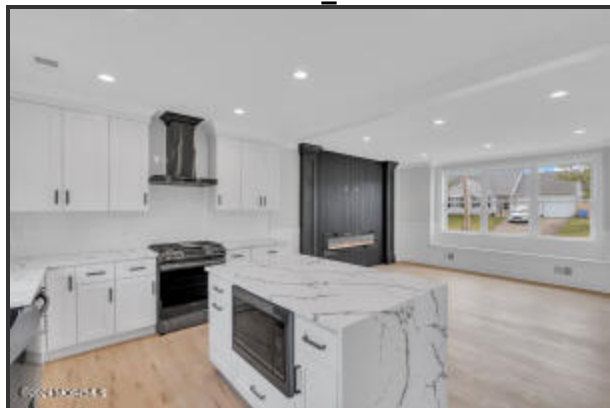
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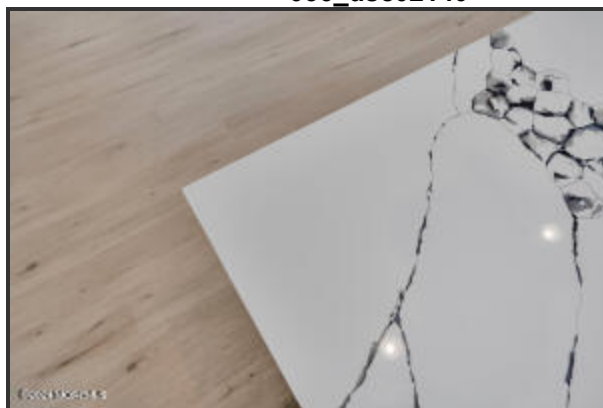
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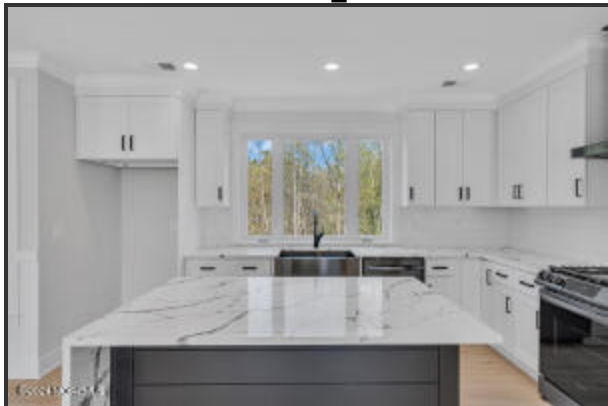
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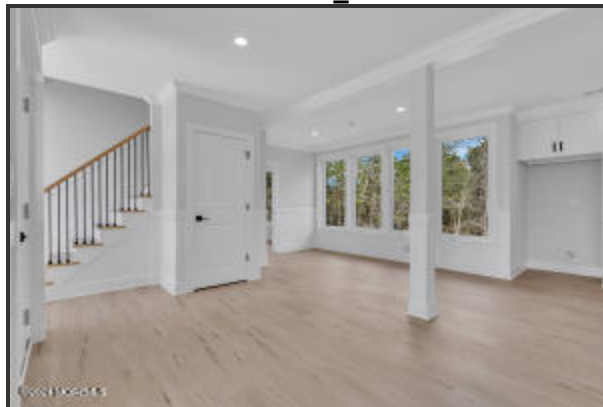
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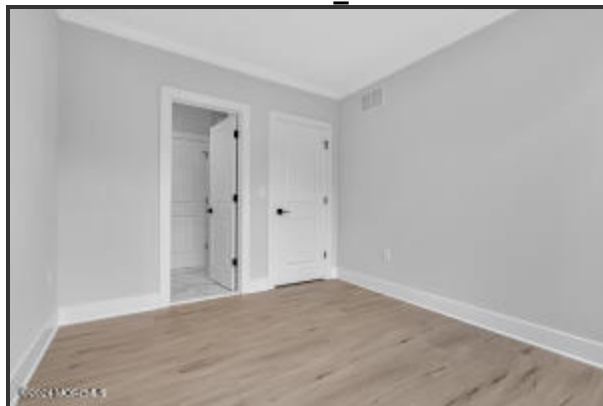
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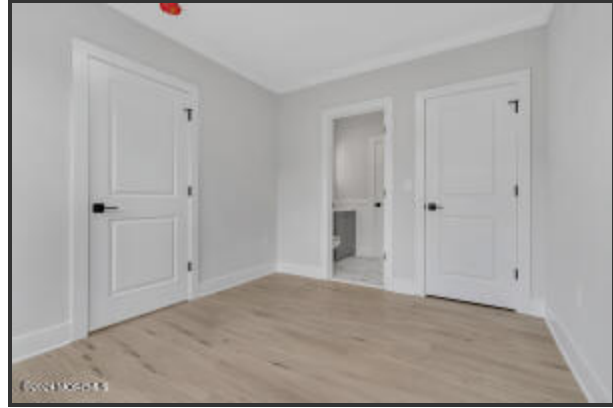


Entrance to 1st Floor #1 Bedroom & Full Bath

044_dsc02210



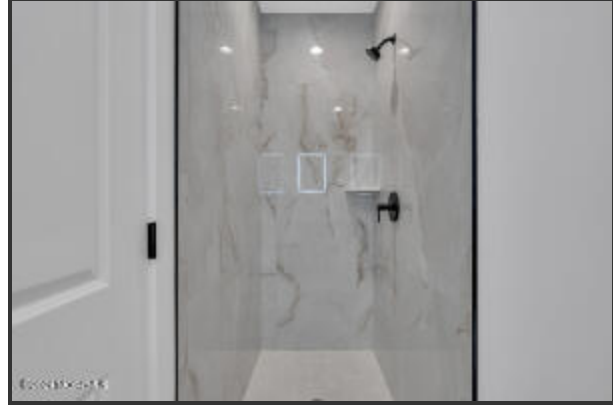
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045_dsc02225



047_dsc02240



Double Bath Entrance

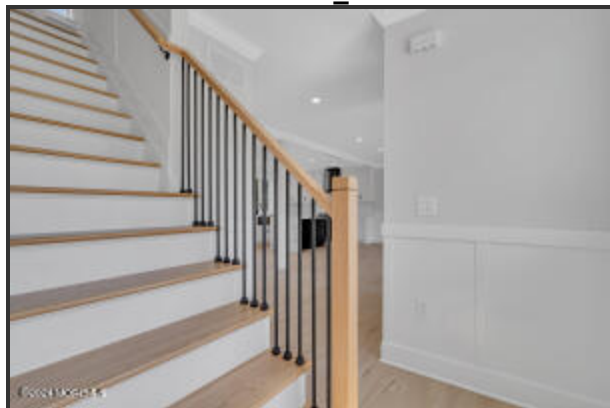
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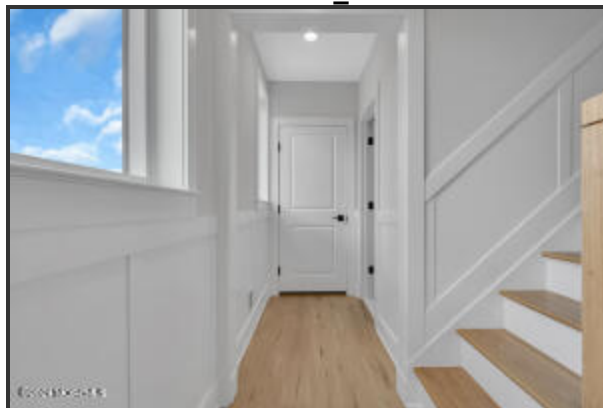
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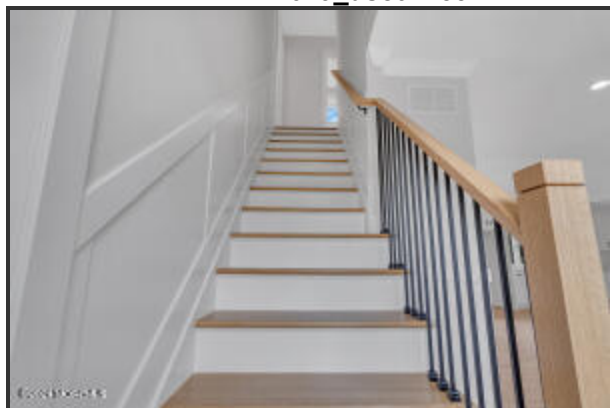
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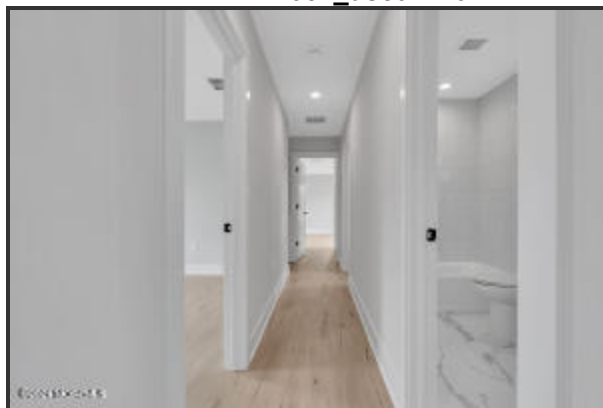
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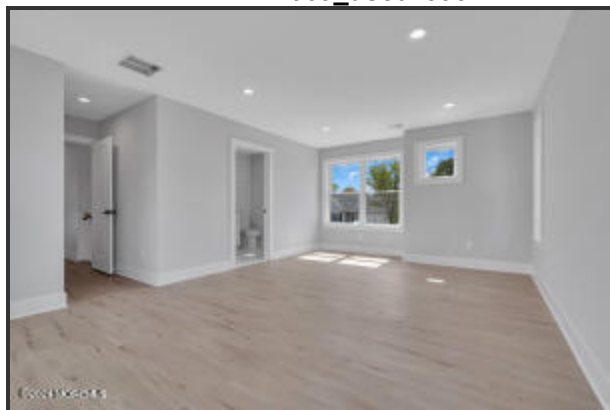
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Entrance From Garage & Bath
052_dsc02270



069_dsc02395



066_dsc02370



Main #2 Bedroom & Full Bath

067_dsc02375



068_dsc02385



070_dsc02400



074_dsc02425



072_dsc02415



075_dsc02430



073_dsc02420



071_dsc02405



076_dsc02440



054_dsc02285



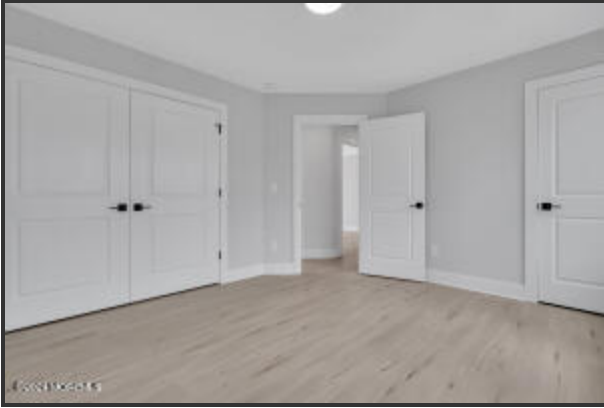
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Bedroom #3
060_dsc02320



055_dsc02290



Bedroom #4

063_dsc02335

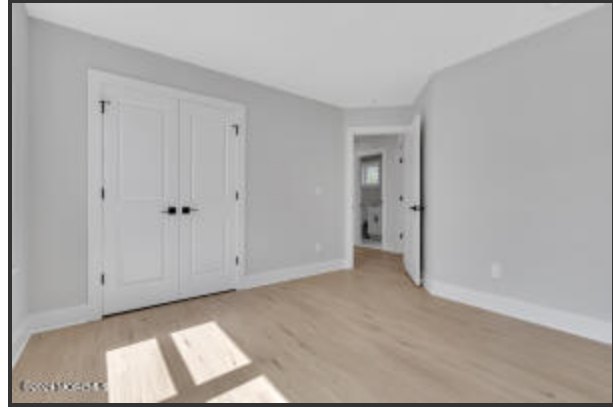


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Laundry Room

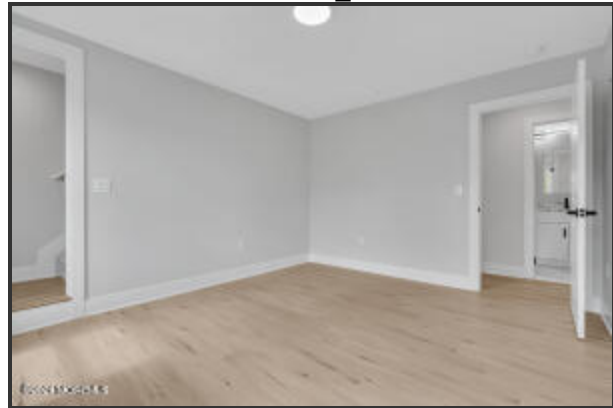
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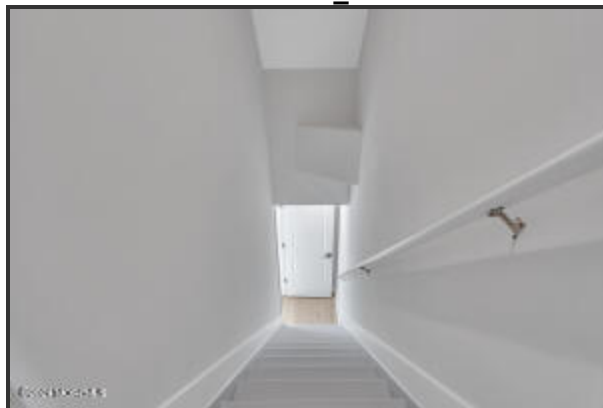


Bedroom #5 PLUS Bonus Room Upstairs

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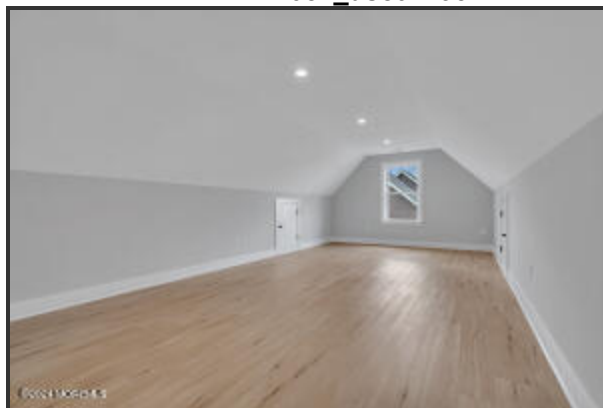


Stairs Up to Bonus Room

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084_dsc02495



Bonus Room
094_dsc01887



086_dsc02505



825 arrow #8



House & Holiday Beach, Park & Country Club
beach 1



LBI Beach

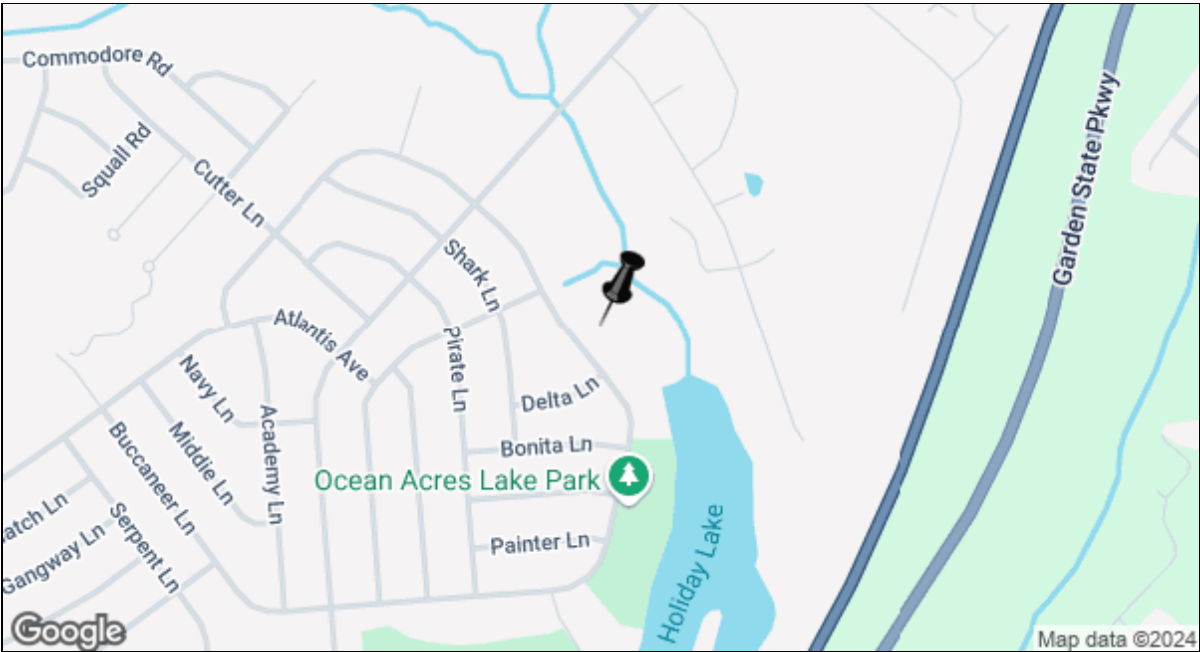
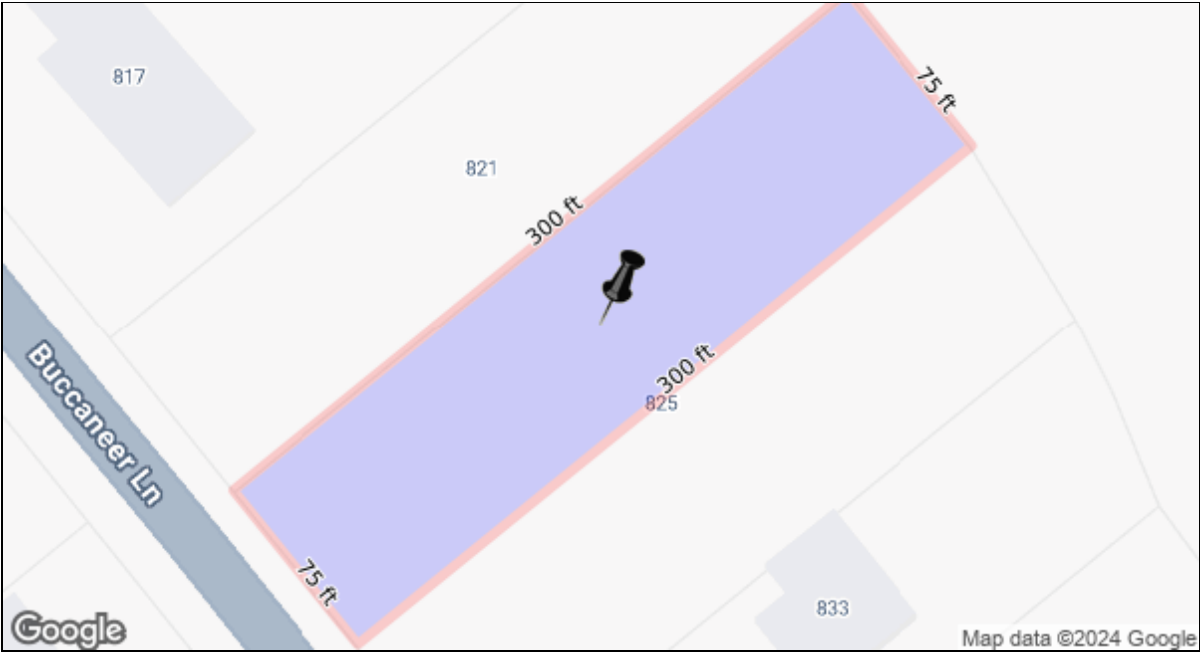
825-arrow #6



beach sunset



Bay Sunset



1255 W Mallard Dr, Manahawkin, NJ 08050-4040, Ocean County

APN: 31-00200-0000-00128 CLIP: 3124760547

OWNER INFORMATION			
Owner Name	Pierro Perry T	Tax Billing Zip	07006
Owner Name 2	Pierro Lois D	Tax Billing Zip+4	7402
Tax Billing Address	23 Kirkpatrick Ln	Owner Occupied	No
Tax Billing City & State	West Caldwell, NJ		

COMMUNITY INSIGHTS			
Median Home Value	\$756,887	School District	STAFFORD TOWNSHIP S CHOOL DISTRICT
Median Home Value Rating	8 / 10	Family Friendly Score	72 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	69 / 100	Walkable Score	35 / 100
Total Incidents (1 yr)	44	Q1 Home Price Forecast	\$812,852
Standardized Test Rank	74 / 100	Last 2 Yr Home Appreciation	23%

LOCATION INFORMATION			
Township	Stafford Twp	Carrier Route	C003
School District Name	Stafford Township SD	Block #	200
Subdivision	Monobay Inc Developers Mallard	Lot #	128
Zoning	RR2	Flood Zone Date	12/16/2021
Census Tract	7351.04	Flood Zone Panel	34029C0512G

TAX INFORMATION			
Tax ID	31-00200-0000-00128	Tax Appraisal Area	31
% Improved	63%	Lot Number	128
Tax Area	31	Block ID	200
Legal Description	129 42XIRR.		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$216,000	\$216,000	\$216,000
Assessed Value - Land	\$80,100	\$80,100	\$80,100
Assessed Value - Improved	\$135,900	\$135,900	\$135,900
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$5,016		
2022	\$5,085	\$69	1.38%
2023	\$5,311	\$227	4.46%

CHARACTERISTICS			
Lot Frontage	42	Estimated Building Square Feet	1,120
Estimated Lots Acres	0.131	Bedrooms	3
Estimated Lot Area	5,707	Total Baths	2
Lot Shape	Irregular	Full Baths	2
Style	Cottage/Bungalow	Exterior	Frame
Stories	2	Year Built	1955

FEATURES	
Feature Type	
Ad9	
Ac5	
Ad9	
Ac5	
Ad9	
Ad9	
Z48	

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM _{LC}	\$688,300	Confidence Score	74
RealAVM _{LC} Range	\$608,100 - \$768,400	Forecast Standard Deviation	12
Value As Of	10/21/2024		

<p>(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.</p> <p>(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.</p> <p>(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.</p>			
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RENTAL TRENDS			
Estimated Value	2644	Cap Rate	3%

Estimated Value High	3036	Forecast Standard Deviation (FSD)	0.15
Estimated Value Low	2252		
(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.			
(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.			

LISTING INFORMATION			
MLS Listing Number	22428958	MLS Current List Price	\$724,900
MLS Status	Active	MLS Orig. List Price	\$724,900
MLS Status Change Date	10/11/2024	MLS List. Agent Name	27714-Patricia M Romano
MLS Listing Date	10/04/2024	MLS List. Broker Name	RE/MAX AT BARNEGAT BAY
MLS Listing #	21229518		
MLS Status	Closed		
MLS Listing Date	08/18/2012		
MLS Listing Price	\$299,900		
MLS Orig Listing Price	\$299,900		
MLS Close Date	12/21/2012		
MLS Listing Close Price	\$295,000		

LAST MARKET SALE & SALES HISTORY				
Recording Date	12/27/2012		Deed Type	Deed (Reg)
Settle Date	11/16/2012		Owner Name	Pierro Perry T
Sale Price	\$295,000		Owner Name 2	Pierro Lois D
Document Number	15401-299		Seller	Septak Frederick A & Linda E
Recording Date	12/27/2012	09/22/2004	08/20/1996	
Sale Price	\$295,000	\$200,000	\$1	
Nominal			Y	
Buyer Name	Pierro Perry T & Lois D	Septak Frederick A & Linda E	Oland Mary	
Seller Name	Septak Frederick A & Linda E	Oland Mary	Colon Norma L & Norma L	
Document Number	15401-299	12269-1148	5396-428	5180-232
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	12/27/2012	09/22/2004	
Mortgage Amount	\$206,500	\$220,000	
Mortgage Lender	Guaranteed Rate Inc	Phh Mtg Svcs	
Mortgage Type	Resale	Construction	

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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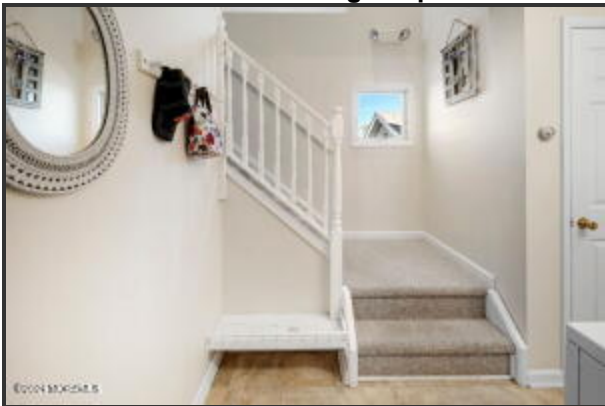
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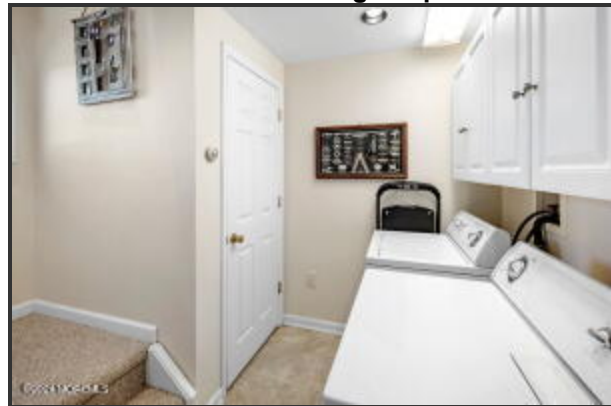
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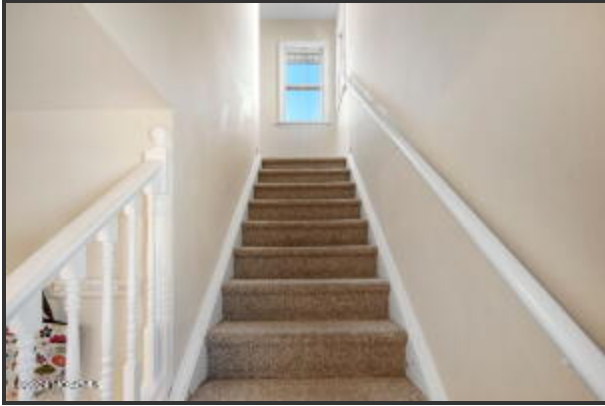
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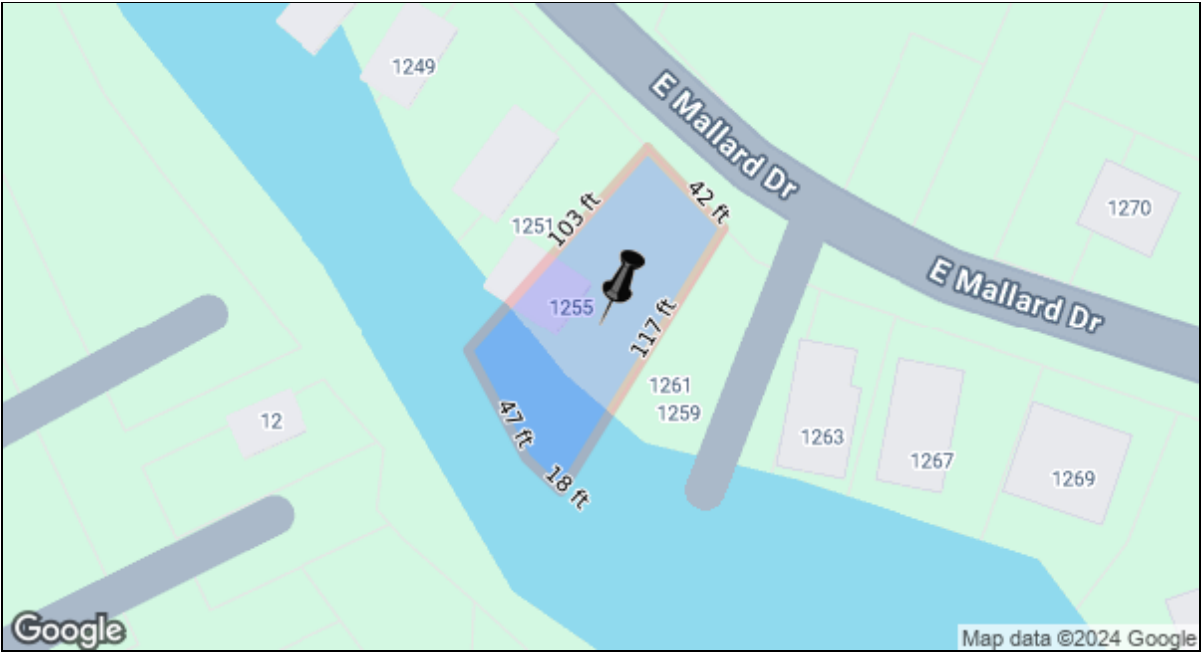


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12 Andrew Dr, Manahawkin, NJ 08050-5302, Ocean County

APN: 31-00147-37-00307 CLIP: 2207401109

OWNER INFORMATION			
Owner Name	Devico Peter J	Tax Billing Zip	07059
Owner Name 2	Devico Lazara	Tax Billing Zip+4	5342
Tax Billing Address	2 Alana Ct	Owner Occupied	No
Tax Billing City & State	Warren, NJ		

COMMUNITY INSIGHTS			
Median Home Value	\$1,011,428	School District	STAFFORD TOWNSHIP S CHOOL DISTRICT
Median Home Value Rating	9 / 10	Family Friendly Score	81 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	73 / 100	Walkable Score	49 / 100
Total Incidents (1 yr)	22	Q1 Home Price Forecast	\$1,088,942
Standardized Test Rank	74 / 100	Last 2 Yr Home Appreciation	24%

LOCATION INFORMATION			
Township	Stafford Twp	Carrier Route	C001
School District Name	Stafford Township SD	Block #	147.37
Subdivision	Beach Haven West Sec 05	Lot #	307
Zoning	RR2A	Flood Zone Date	12/16/2021
Census Tract	7351.05	Flood Zone Panel	34029C0511G

TAX INFORMATION			
Tax ID	31-00147-37-00307	Tax Appraisal Area	31
Alt APN	31-00147-0037-00307	Lot Number	307
% Improved	50%	Block ID	147.3
Tax Area	31		
Legal Description	90X82.46IRR		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$369,900	\$369,900	\$369,900
Assessed Value - Land	\$184,900	\$184,900	\$184,900
Assessed Value - Improved	\$185,000	\$185,000	\$185,000
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$8,589		
2022	\$8,707	\$118	1.38%
2023	\$9,096	\$388	4.46%

CHARACTERISTICS			
Lot Frontage	90	Bedrooms	3
Lot Depth	82.46	Total Baths	2
Estimated Lots Acres	0.1703	Full Baths	2
Estimated Lot Area	7,421	Parking Type	Type Unknown
Lot Shape	Irregular	Garage Capacity	1
Style	Contemporary	Exterior	Frame
Stories	2	Year Built	1990
Estimated Building Square Feet	1,726		

FEATURES	
Feature Type	
Z47	
Z03	
Ad9	
Ac5	
Z48	
Z52	

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM [™]	\$738,800	Confidence Score	95
RealAVM [™] Range	\$674,500 - \$803,200	Forecast Standard Deviation	9
Value As Of	10/21/2024		

<p>(1) RealAVM[™] is a CoreLogic® derived value and should not be used in lieu of an appraisal.</p> <p>(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.</p> <p>(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.</p>			
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RENTAL TRENDS			
Estimated Value	3266	Cap Rate	2.7%

Estimated Value High	3786	Forecast Standard Deviation (FSD)	0.16
Estimated Value Low	2746		
(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.			
(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.			

LISTING INFORMATION			
MLS Listing Number	22416638	MLS Current List Price	\$739,000
MLS Status	Active	MLS Orig. List Price	\$739,000
MLS Status Change Date	06/13/2024	MLS List. Agent Name	34629-Jon Carlo Cascio
MLS Listing Date	06/13/2024	MLS List. Broker Name	KELLER WILLIAMS REALTY WESTFIELD
MLS Listing #	22407643		
MLS Status	Cancelled		
MLS Listing Date	03/20/2024		
MLS Listing Price	\$739,900		
MLS Orig Listing Price	\$739,900		
MLS Listing Cancellation Date	06/10/2024		

LAST MARKET SALE & SALES HISTORY			
Recording Date	05/23/2002	Owner Name	Devico Peter J
Sale Price	\$281,500	Owner Name 2	Devico Lazara
Document Number	10853-1615	Seller	Pontecorvo Gary & Grace
Deed Type	Deed (Reg)		
Recording Date	05/23/2002		
Sale Price	\$281,500		
Buyer Name	Devico Peter J & Lazara	Pontecorvo Grace & Pontecorvo Gary	
Seller Name	Pontecorvo Gary & Grace		
Document Number	10853-1615	5148-672	
Document Type	Deed (Reg)	Deed (Reg)	

MORTGAGE HISTORY					
Mortgage Date	08/04/2006	03/17/2005	05/22/2003	05/23/2002	05/23/2002
Mortgage Amount	\$450,000	\$335,000	\$100,000	\$255,000	\$28,000
Mortgage Lender	Suntrust Mtg Inc	National Cty Mtg	National Cty Bk	National Cty Mtg Co	National Cty Bk
Mortgage Type	Refi	Refi	Refi	Resale	Resale

FORECLOSURE HISTORY			
Document Type	Lis Pendens	Release Of Lis Pendens/Notice	Lis Pendens
Foreclosure Filing Date	08/23/2024		01/23/2020

Recording Date	09/06/2024	09/20/2021	02/03/2020
Document Number	65691	136196	11547
Book Number	19783	18686	17773
Page Number	66	1278	42
Original Doc Date	08/04/2006	02/02/2020	08/04/2006
Original Document Number	128532	11547	
Original Book Page	13281001065	17773000042	13281001065
Lien Type	Mtg		Mtg

Courtesy of SCOTT MCSORLEY, Monmouth Ocean Regional REALTORS

Generated on: 11/01/24

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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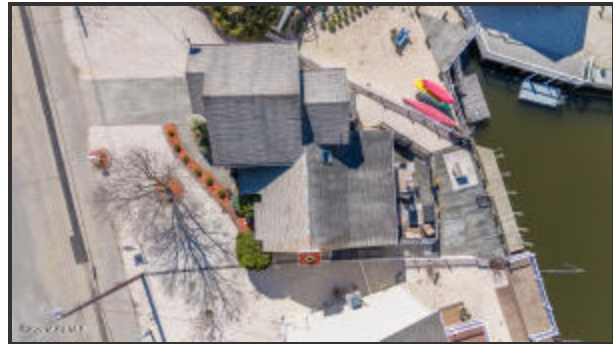
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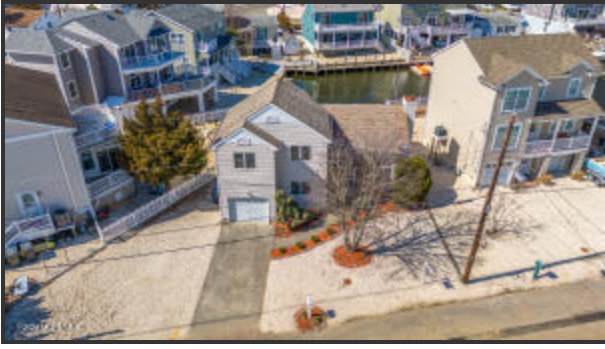
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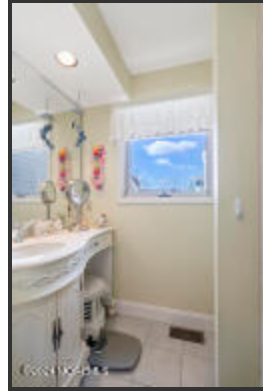
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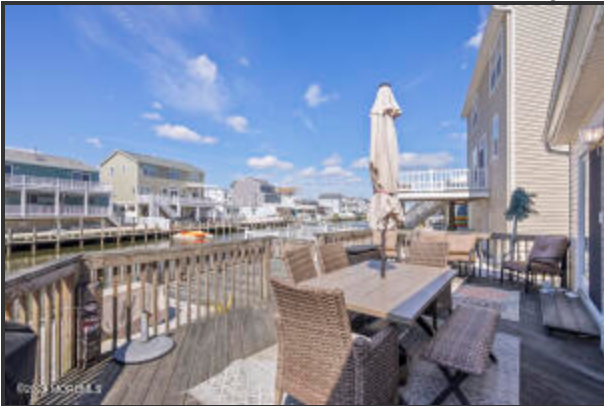
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12 Andrew Drive, Stafford Township, NJ 0



12 Andrew Drive, Stafford Township, NJ 0



12 Andrew Drive, Stafford Township, NJ 0





100 Hope Ln, Manahawkin, NJ 08050-3623, Ocean County

APN: 31-00147-90-00008 CLIP: 2206826544

OWNER INFORMATION			
Owner Name	Baldwin Jennifer	Tax Billing Zip	08050
Tax Billing Address	100 Hope Ln	Tax Billing Zip+4	3623
Tax Billing City & State	Manahawkin, NJ	Owner Occupied	Yes

COMMUNITY INSIGHTS			
Median Home Value	\$725,516	School District	STAFFORD TOWNSHIP S CHOOL DISTRICT
Median Home Value Rating	8 / 10	Family Friendly Score	92 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	85 / 100	Walkable Score	33 / 100
Total Incidents (1 yr)	13	Q1 Home Price Forecast	\$779,178
Standardized Test Rank	74 / 100	Last 2 Yr Home Appreciation	23%

LOCATION INFORMATION			
Township	Stafford Twp	Block #	147.90
School District Name	Stafford Township SD	Lot #	8
Zoning	RR1	Flood Zone Date	12/16/2021
Census Tract	7351.06	Flood Zone Panel	34029C0511G
Carrier Route	C005		

TAX INFORMATION			
Tax ID	31-00147-90-00008	Tax Appraisal Area	31
Alt APN	31-00147-0090-00008	Lot Number	8
% Improved	52%	Block ID	147.9
Tax Area	31		
Legal Description	112.20X108.37IRR		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$340,900	\$340,900	\$340,900
Assessed Value - Land	\$163,300	\$163,300	\$163,300
Assessed Value - Improved	\$177,600	\$177,600	\$177,600
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)

2021	\$7,916		
2022	\$8,025	\$109	1.38%
2023	\$8,383	\$358	4.46%

CHARACTERISTICS			
Lot Frontage	112.2	Bedrooms	2
Lot Depth	108.37	Total Baths	2
Estimated Lots Acres	0.2791	Full Baths	2
Estimated Lot Area	12,159	Parking Type	Type Unknown
Lot Shape	Irregular	Garage Capacity	1
Style	Conventional	Exterior	Frame
Stories	2	Year Built	1980
Estimated Building Square Feet	1,774		

FEATURES	
Feature Type	
Z03	
Z07	
Ad9	
Ad9	
Z48	
Z52	

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM [™]	\$759,800	Confidence Score	89
RealAVM [™] Range	\$670,000 - \$849,700	Forecast Standard Deviation	12
Value As Of	10/21/2024		

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RENTAL TRENDS			
Estimated Value	3054	Cap Rate	2.6%
Estimated Value High	3705	Forecast Standard Deviation (FSD)	0.21

Estimated Value Low 2403

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

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LISTING INFORMATION

MLS Listing Number	22429645	MLS Current List Price	\$773,000
MLS Status	Active	MLS Orig. List Price	\$773,000
MLS Status Change Date	10/11/2024	MLS List. Agent Name	22986-Trudy Jeffries
MLS Listing Date	10/11/2024	MLS List. Broker Name	KELLER WILLIAMS PREFERRED PROPERTIES, M ANAHAWKIN

LAST MARKET SALE & SALES HISTORY

Recording Date	11/25/1997	Deed Type	Deed (Reg)
Settle Date	11/21/1997	Owner Name	Baldwin Jennifer
Sale Price	\$110,000	Seller	Fife James A & Linda J
Document Number	5526-342		

Recording Date	06/19/2017	11/25/1997	
Sale Price		\$110,000	\$51,900
Nominal	Y		
Buyer Name	Baldwin Jennifer	Baldwin Joel & Jennifer	Fife James
Seller Name	Baldwin Joel & Jennifer M	Fife James A & Linda J	Lpc Village Harbour Inc
Document Number	16774-495	5526-342	3906-193
Document Type	Quit Claim Deed	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY

Mortgage Date	02/16/2010	09/22/2004	01/13/2004	05/13/2002	05/13/2002
Mortgage Amount	\$75,000	\$246,000	\$60,000	\$25,000	\$150,000
Mortgage Lender	Td Bk Na	Wells Fargo Bk	Washington Mutua I Bk Fa	Washington Mutua I Bk	Washington Mutua I Bk
Mortgage Type	Refi	Refi	Refi	Refi	Refi

Mortgage Date	02/05/2002	08/16/2000	06/03/1999
Mortgage Amount	\$160,000	\$45,000	\$106,804
Mortgage Lender	First Union Nat'l Bk	Commerce Bk/Shore	County Mtg
Mortgage Type	Refi	Refi	Refi

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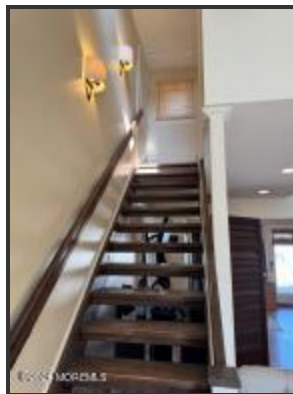
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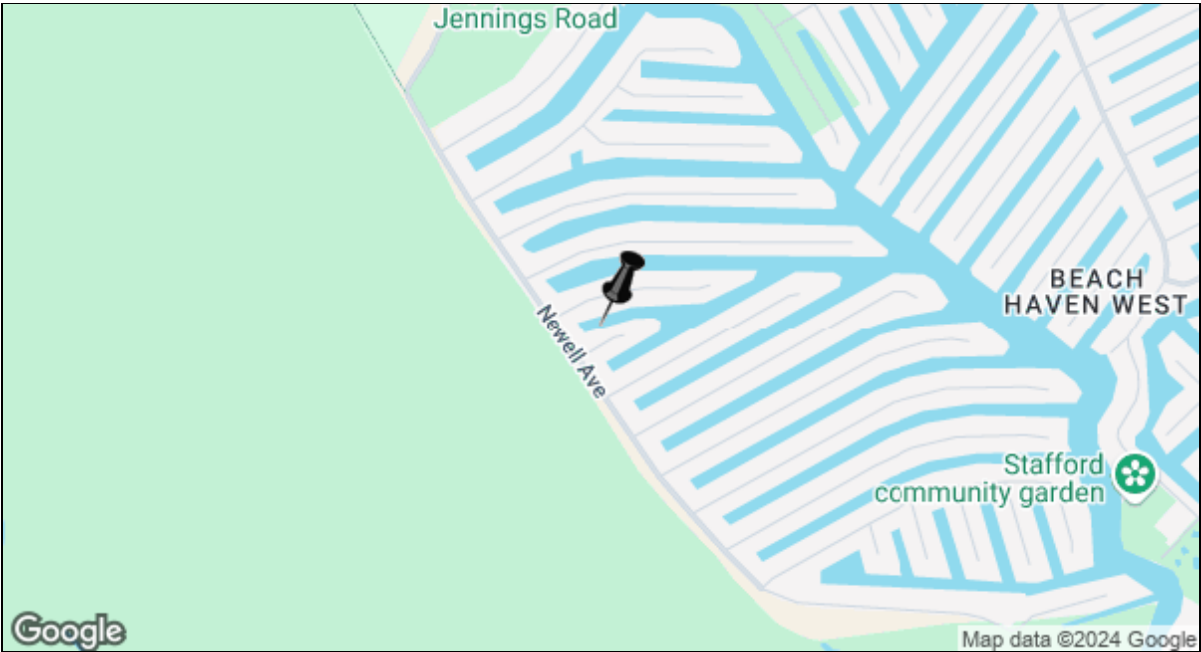


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172 Catherine Ln, Manahawkin, NJ 08050-3611, Ocean County
APN: 31-00147-86-00045 CLIP: 3426839935

OWNER INFORMATION

Owner Name	Downing Cl & Johnston R w	Tax Billing Zip	07452
Tax Billing Address	22 Harding Rd	Tax Billing Zip+4	1317
Tax Billing City & State	Glen Rock, NJ	Owner Occupied	No

COMMUNITY INSIGHTS

Median Home Value	\$725,516	School District	STAFFORD TOWNSHIP S CHOOL DISTRICT
Median Home Value Rating	8 / 10	Family Friendly Score	92 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	85 / 100	Walkable Score	33 / 100
Total Incidents (1 yr)	13	Q1 Home Price Forecast	\$779,178
Standardized Test Rank	74 / 100	Last 2 Yr Home Appreciation	23%

LOCATION INFORMATION

Township	Stafford Twp	Carrier Route	C005
School District Name	Stafford Township SD	Block #	147.86
Subdivision	Beach Haven West Sec 12	Lot #	45
Zoning	RR1	Flood Zone Date	12/16/2021
Census Tract	7351.06	Flood Zone Panel	34029C0511G

TAX INFORMATION

Tax ID	31-00147-86-00045	Tax Appraisal Area	31
Alt APN	31-00147-0086-00045	Lot Number	45
% Improved	38%	Block ID	147.8
Tax Area	31		
Legal Description	72.947X80IRR		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$322,900	\$322,900	\$320,900
Assessed Value - Land	\$198,700	\$198,700	\$198,700
Assessed Value - Improved	\$124,200	\$124,200	\$122,200
YOY Assessed Change (%)	0%	0.62%	
YOY Assessed Change (\$)	\$0	\$2,000	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$7,451		
2022	\$7,554	\$103	1.38%
2023	\$7,940	\$386	5.11%

CHARACTERISTICS			
Lot Frontage	72.95	Bedrooms	3
Lot Depth	80	Total Baths	2
Estimated Lots Acres	0.1339	Full Baths	2
Estimated Lot Area	5,836	Parking Type	Undefined Type - 1 Car Garage
Lot Shape	Irregular	Garage Capacity	1
Style	Conventional	Exterior	Frame
Stories	1	Year Built	1982
Estimated Building Square Feet	1,142		

FEATURES
Feature Type
Z47
Ad9
Ad9
Aa4
Ac5
Z52
Z48

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM [™] ,¢	\$816,000	Confidence Score	91
RealAVM [™] ,¢ Range	\$731,400 - \$900,700	Forecast Standard Deviation	10
Value As Of	10/21/2024		

- (1) RealAVM[™] is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
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RENTAL TRENDS			
Estimated Value	3050	Cap Rate	2.3%
Estimated Value High	3627	Forecast Standard Deviation (FSD)	0.19
Estimated Value Low	2473		
<p>(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.</p> <p>(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.</p>			

LISTING INFORMATION			
MLS Listing Number	22425397	MLS Current List Price	\$795,000
MLS Status	Active	MLS Orig. List Price	\$835,000
MLS Status Change Date	10/08/2024	MLS List. Agent Name	53116-Kathleen A Ries
MLS Listing Date	09/03/2024	MLS List. Broker Name	KELLER WILLIAMS PREFERRED PROPERTIES, SHIP BOTTOM

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/18/1994	Deed Type	Deed (Reg)
Settle Date	10/05/1994	Owner Name	Downing CI & Johnston R w
Sale Price	\$140,000	Seller	Santangelo Carl J & Marilyn K
Document Number	5209-941		
Recording Date	01/28/2020	10/18/1994	
Sale Price		\$140,000	\$69,425
Nominal	Y		
Buyer Name	Downing Cheryl L	Johnston Walter & Janet	Santangelo Carl
Seller Name	Johnston Walter	Santangelo Carl J & Marilyn K	Lpc Village Harbour Inc
Document Number	17767-107	5209-941	4093-977
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)

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MAX_0226a



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MAX_0209a



DSC_0125



DSC_0001



DSC_0384



DSC_0412



DSC_0370



DSC_0314



DSC_0328



DSC_0195



DSC_0230



DSC_0279



DSC_0167



DSC_0202



DSC_0153



DSC_0146



DSC_0069



DSC_0055



DSC_0041



DSC_0062



DSC_0083



DSC_0104



DSC_0118



DSC_0419



DSC_0447



DSC_0468

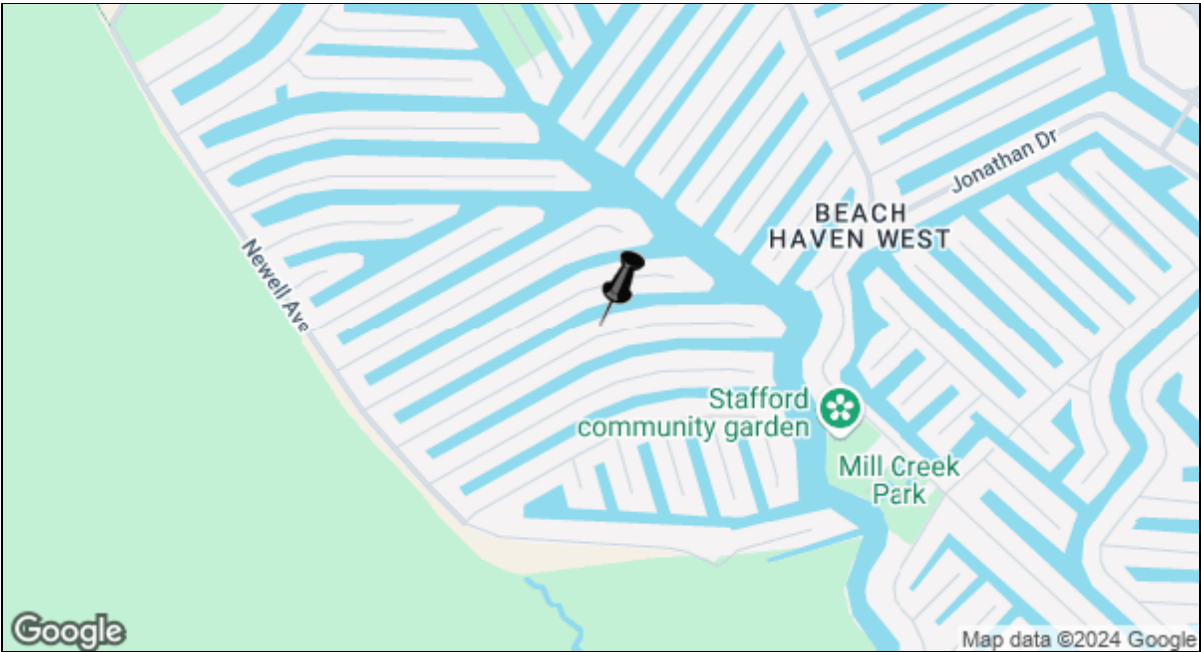
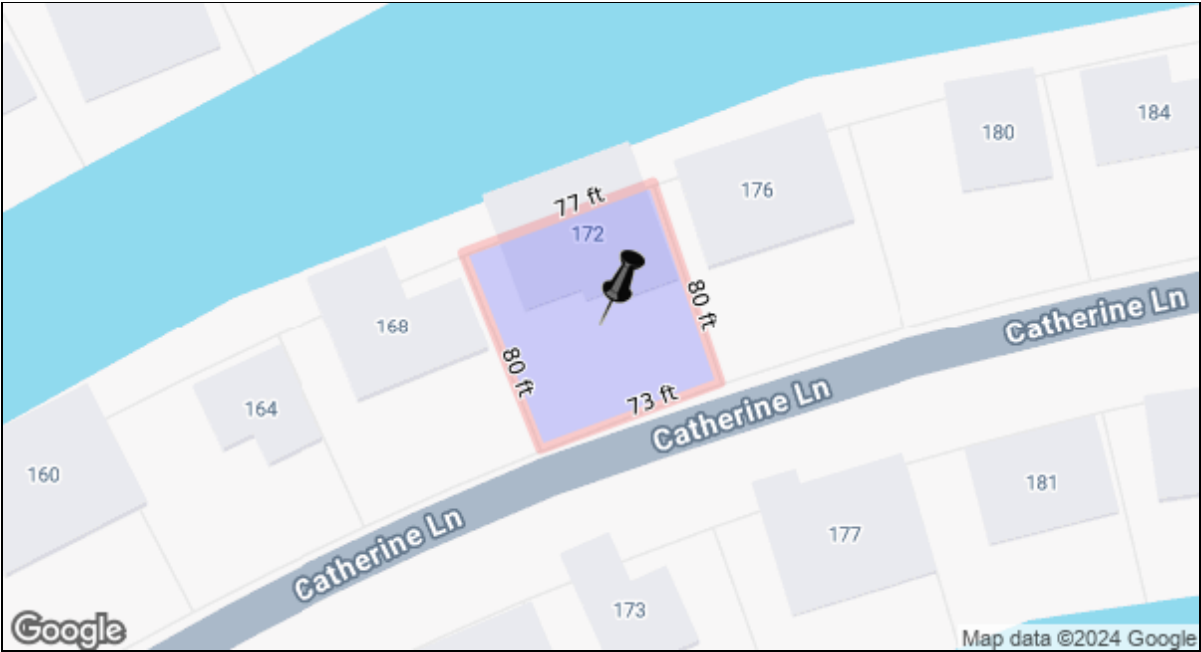


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Map to Bay





64 Marguerite Ln, Manahawkin, NJ 08050-4123, Ocean County

APN: 31-00159-01-00520 CLIP: 2326407692

OWNER INFORMATION			
Owner Name	Laskowski John	Tax Billing Zip	07045
Tax Billing Address	16 Skyline Dr Unit 714	Tax Billing Zip+4	7029
Tax Billing City & State	Montville, NJ	Owner Occupied	No

COMMUNITY INSIGHTS			
Median Home Value	\$1,011,428	School District	STAFFORD TOWNSHIP S CHOOL DISTRICT
Median Home Value Rating	9 / 10	Family Friendly Score	81 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	73 / 100	Walkable Score	49 / 100
Total Incidents (1 yr)	22	Q1 Home Price Forecast	\$1,088,942
Standardized Test Rank	74 / 100	Last 2 Yr Home Appreciation	24%

LOCATION INFORMATION			
Township	Stafford Twp	Carrier Route	C009
School District Name	Stafford Township SD	Block #	159.01
Subdivision	Beach Haven West Sec 4	Lot #	520
Zoning	RR2A	Flood Zone Date	12/16/2021
Census Tract	7351.05	Flood Zone Panel	34029C0511G

TAX INFORMATION			
Tax ID	31-00159-01-00520	Tax Appraisal Area	31
Alt APN	31-00159-0001-00520	Lot Number	520
% Improved	39%	Block ID	159.0
Tax Area	31		
Legal Description	70.88X80IRR		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$286,200	\$286,200	\$286,200
Assessed Value - Land	\$173,600	\$173,600	\$173,600
Assessed Value - Improved	\$112,600	\$112,600	\$112,600
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)

2021	\$6,646		
2022	\$6,737	\$92	1.38%
2023	\$7,038	\$301	4.46%

CHARACTERISTICS			
Lot Frontage	70.88	Estimated Building Square Feet	1,320
Lot Depth	80	Bedrooms	3
Estimated Lots Acres	0.1301	Total Baths	2
Estimated Lot Area	5,670	Full Baths	2
Lot Shape	Irregular	Exterior	Frame
Style	Ranch	Year Built	1963
Stories	2		

FEATURES	
Feature Type	
Ad9	
Ad9	
Ac5	
Ad9	
Ad9	
Z48	

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM TM	\$768,600	Confidence Score	83
RealAVM TM Range	\$701,600 - \$835,500	Forecast Standard Deviation	9
Value As Of	10/21/2024		

(1) RealAVMTM is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	3068	Cap Rate	2.6%
Estimated Value High	3557	Forecast Standard Deviation (FSD)	0.16

Estimated Value Low2579

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION				
MLS Listing Number	22428655		MLS Current List Price	\$799,999
MLS Status	Active		MLS Orig. List Price	\$799,999
MLS Status Change Date	10/31/2024		MLS List. Agent Name	45738-Alan Simonides
MLS Listing Date	10/01/2024		MLS List. Broker Name	WEICHERT REALTORS-SHIP BOTTOM
MLS Listing #	22314292	22229898	21620086	2322853
MLS Status	Closed	Closed	Closed	Expired
MLS Listing Date	05/26/2023	09/21/2022	05/20/2016	08/03/2003
MLS Listing Price		\$650,000	\$269,900	\$374,900
MLS Orig Listing Price		\$700,000	\$296,900	\$374,900
MLS Close Date	06/03/2023	12/16/2022	11/02/2016	
MLS Listing Close Price	\$3,650	\$590,000	\$257,000	

LAST MARKET SALE & SALES HISTORY							
Recording Date		12/19/2022		Deed Type		Deed (Reg)	
Settle Date		12/14/2022		Owner Name		Laskowski John	
Sale Price		\$590,000		Seller		Vizzi Stephen	
Document Number		19254-1922					
Recording Date		12/19/2022	11/10/2016	11/10/2009			
Sale Price		\$590,000	\$257,000			\$100,000	\$30,000
Nominal				Y			
Buyer Name		Laskowski John	Vizzi Stephen & Frances	Pisano Carol A	Pisano Ralph A Jr & Pisano Carol Ann	Morano Geo	
Seller Name		Vizzi Stephen	Pisano Carol A & Ralph A Jr	Pisano Ralph A Jr & Carol A		Gibson Gordon	
Document Number		19254-1922	16567-920	14455-699	4849-77	3787-241	
Document Type		Deed (Reg)	Deed (Reg)	Deed (Reg)	Deed (Reg)	Deed (Reg)	

MORTGAGE HISTORY				
Mortgage Date	12/19/2022	11/08/2007		
Mortgage Amount	\$363,000	\$110,000		\$21,200
Mortgage Lender	144680	Beneficial Bk	California Fin'l Svcs	
Mortgage Type	Resale	Refi	Resale	Resale

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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