

	MLS #	Status	Address	Price	County	Municipi	Complex	Model	Apx SqFt	# Car Garage	Apx Year Built	Bedroo	Total Baths	Basem	Days On Market
1	223270	Closed	121 Timberlake Dr	\$765,00	Ocean	Stafford	Colony Lakes		2,412	2	1984	4	2.1	N	127
2	224202	Closed	61 Budd Dr	\$750,00	Ocean	Stafford	None		1,527	0	1965	4	2	N	28
3	224240	Closed	19 Mitzie Ln	\$750,00	Ocean	Stafford	Eastpoir		948	1	1967	3	1	N	18
4	224119	Closed	30 Tahoe Ln	\$725,00	Ocean	Stafford	Colony Lakes		1,676	1	1985	3	2.1	N	2
5	223278	Closed	44 Florence Ln	\$720,00	Ocean	Stafford	None		1,535	0	1966	4	2	N	6
6	224080	Closed	36 Mitzie Ln	\$705,00	Ocean	Stafford	None		948	0	1967	3	1	N	15
7	224182	Closed	1254 Paul Blvd	\$700,00	Ocean	Stafford	Stafford Twp		1,475	2	2016	3	2	N	13
8	223318	Closed	27 Mitzie Ln	\$700,00	Ocean	Stafford	None		1,800	0	1967	4	2	N	14
9	223316	Closed	105 Jeteema Dr	\$681,00	Ocean	Stafford	None		1,424	0	1967	3	2	N	38
10	224087	Closed	144 Catherin Ln	\$670,50	Ocean	Stafford	Coves		960	0	1982	3	1	N	7
11	223272	Closed	975 Beach Haven West Blvd	\$662,00	Ocean	Stafford	None			0		3	1.1	N	26

121 Timberlake Dr, Manahawkin, NJ 08050-4604, Ocean County

APN: 31-00147-100-00067    CLIP: 3927469027

OWNER INFORMATION			
Owner Name	Kudoba John R	Tax Billing Zip	08050
Owner Name 2	Kudoba Jacqueline	Tax Billing Zip+4	4604
Tax Billing Address	121 Timberlake Dr	Owner Occupied	Yes
Tax Billing City & State	Manahawkin, NJ		

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 #	147.100
Subdivision	Village Harbour Ph Iv-A Sec 12	Lot #	67
Zoning	R75	Flood Zone Date	12/16/2021
Census Tract	7351.06	Flood Zone Panel	34029C0511G

TAX INFORMATION			
Tax ID	<a href="#">31-00147-100-00067</a>	Tax Appraisal Area	31
Alt APN	31-00147-0100-00067	Lot Number	67
% Improved	50%	Block ID	147.1
Tax Area	31		
Legal Description	72.66X138IRR		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$355,600	\$355,600	\$355,600
Assessed Value - Land	\$179,400	\$179,400	\$179,400
Assessed Value - Improved	\$176,200	\$176,200	\$176,200
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$8,257		
2022	\$8,371	\$114	1.38%
2023	\$8,744	\$373	4.46%

CHARACTERISTICS			
Lot Frontage	72.66	Bedrooms	4
Lot Depth	138	Total Baths	Tax: 3 MLS: 2.1
Estimated Lots Acres	0.2301	Full Baths	Tax: 3 MLS: 2
Estimated Lot Area	10,027	Half Baths	MLS: 1
Lot Shape	Irregular	Parking Type	Undefined Type - 2 Car Garage
Style	Colonial	Garage Capacity	2
Stories	2	Exterior	Frame
Estimated Building Square Feet	2,412	Year Built	1984

FEATURES	
Feature Type	
Ac5	
Aa4	
Ad9	
Z42	

SELL SCORE			
Rating	High	Value As Of	2024-10-27 04:38:44
Sell Score	676		

ESTIMATED VALUE			
RealAVM <sub>LC</sub>	\$795,500	Confidence Score	82
RealAVM <sub>LC</sub> Range	\$718,300 - \$872,700	Forecast Standard Deviation	10
Value As Of	10/21/2024		

<b>(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.</b>			
<b>(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.</b>			
<b>(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.</b>			

RENTAL TRENDS			
Estimated Value	3386	Cap Rate	2.6%
Estimated Value High	3956	Forecast Standard Deviation (FSD)	0.17

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(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	22327038	MLS Sale Date	02/26/2024
MLS Status	Closed	MLS Sale Price	\$765,000
MLS Status Change Date	02/26/2024	MLS List. Agent Name	51665-Alexis Neris
MLS Listing Date	09/28/2023	MLS List. Broker Name	WARD WIGHT SOTHEB Y'S INTERNATIONAL REA LTY
MLS Current List Price	\$765,000	MLS Selling Agent Name	28576-Candace Golembes ki
MLS Orig. List Price	\$795,000	MLS Selling Broker Name	RE/MAX REVOLUTION

LAST MARKET SALE & SALES HISTORY				
Recording Date	03/04/2024	Deed Type	Executor's Deed	
Settle Date	Tax: 02/23/2024 MLS: 02/26/2024	Owner Name	Kudoba John R	
Sale Price	\$765,000	Owner Name 2	Kudoba Jacqueline	
Document Number	19621-53	Seller	Wilson William A	
Recording Date	03/04/2024	01/21/2003	04/14/1994	
Sale Price	\$765,000	\$420,000	\$151,000	\$37,500
Buyer Name	Kudoba John R & Jacqueline	Wilson William A & Rosemary	Turco Robert I & Victoria	Lynn Dan
Seller Name	Wilson William A	Turco Robert I & Victoria	Home Loan & Inv Associates	Lpc Village Harbour Inc
Document Number	19621-53	11195-549	5154-352	4129-233
Document Type	Executor's Deed	Deed (Reg)	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	03/04/2024	07/25/2001	04/14/1994
Mortgage Amount	\$265,000	\$100,000	\$120,000
Mortgage Lender	Nj Lenders Corp	First Union Nat'l Bk	Constellation Bk
Mortgage Type	Resale	Refi	Resale

Courtesy of SCOTT MCSORLEY, Monmouth Ocean Regional REALTORS

Generated on: 11/01/24

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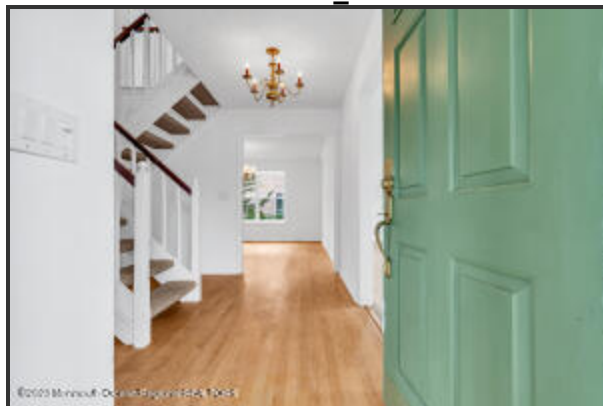
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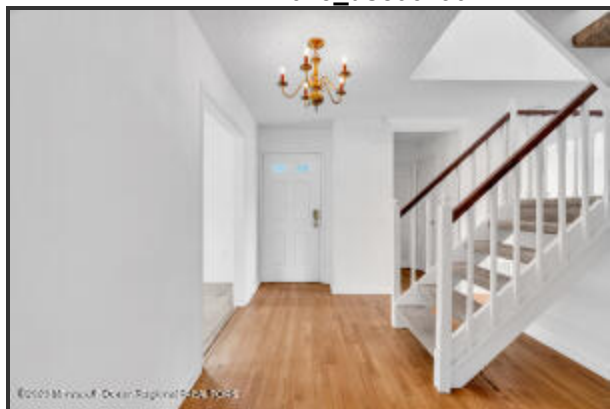
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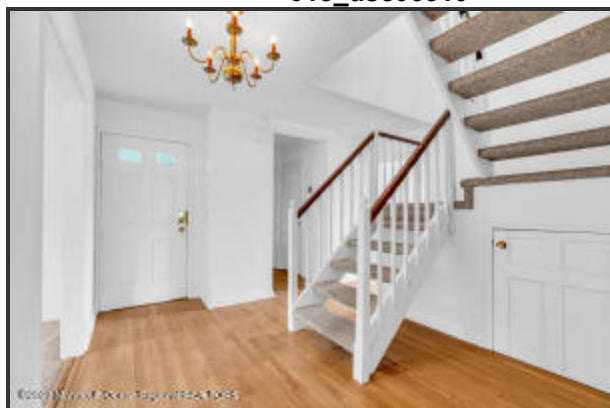
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019\_dsc06515





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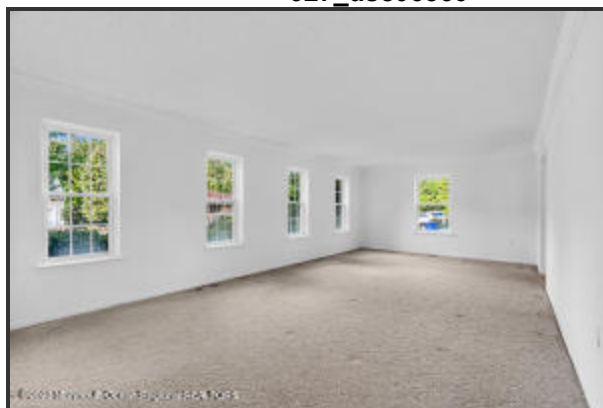
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032\_dsc06590



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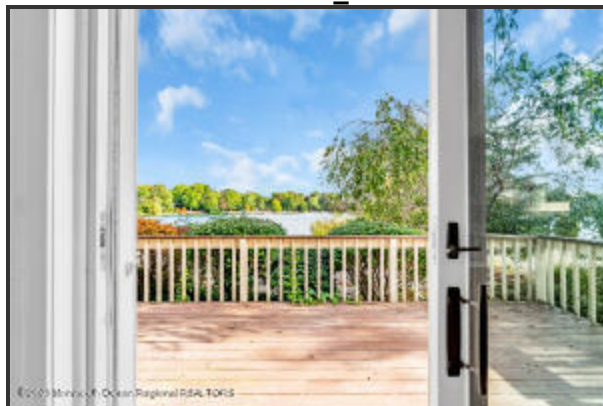
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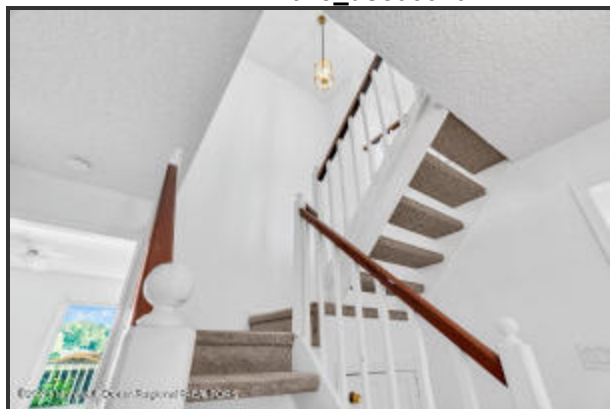
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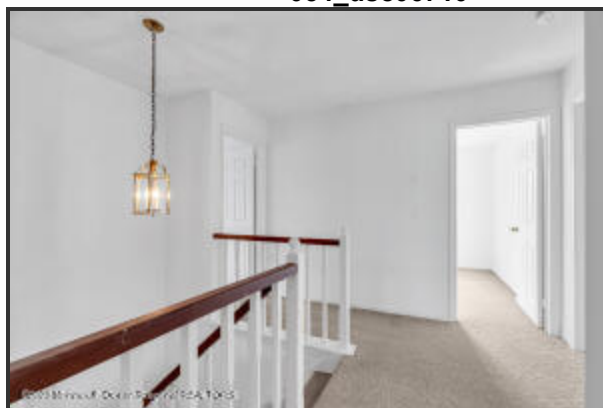
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054\_dsc06710





055\_dsc06715



058\_dsc06730



062\_dsc06750



063\_dsc06755



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067\_dsc06780



053\_dsc06705



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073\_dsc07215



075\_dsc07225





076\_dsc07230



079\_dsc07245



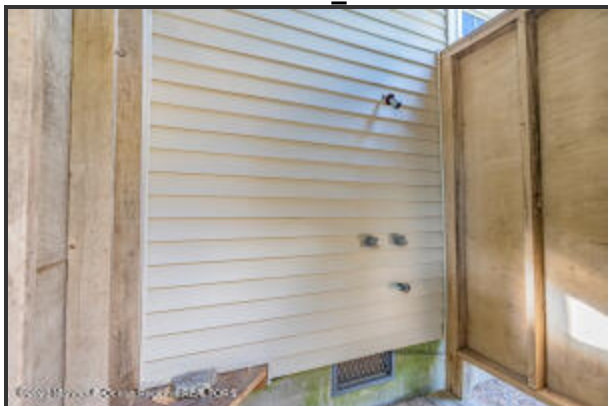
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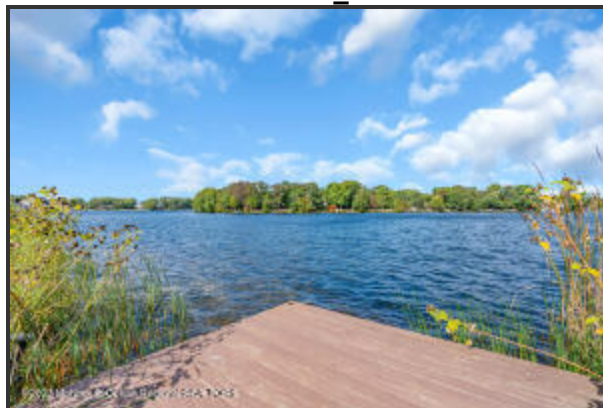




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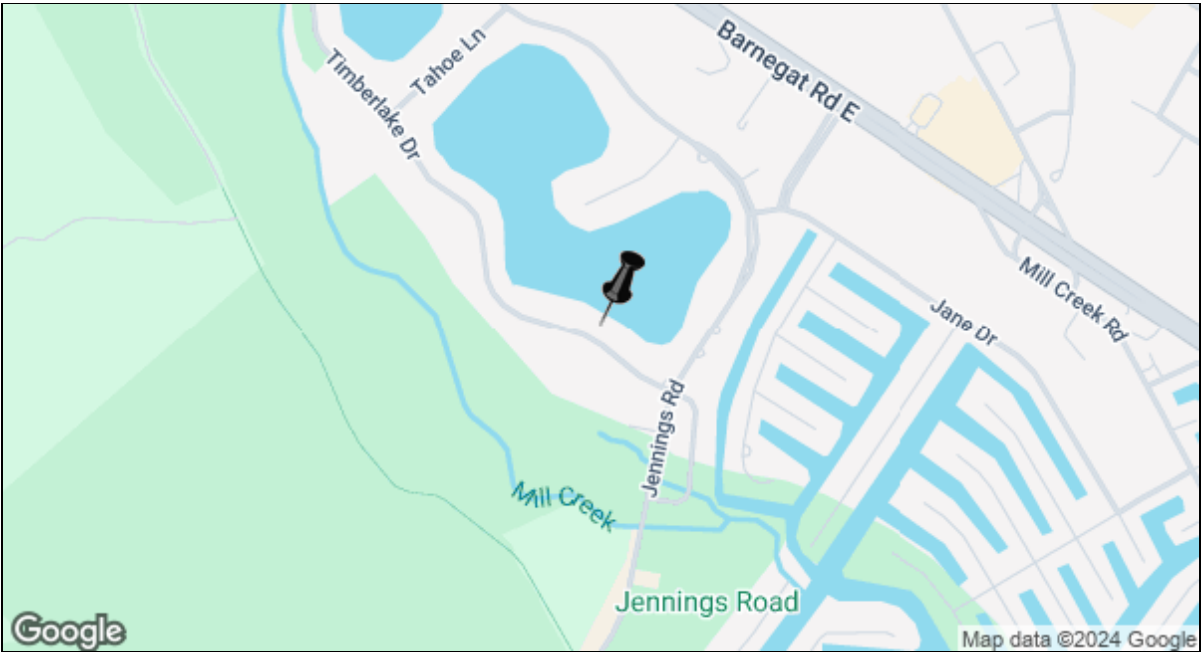


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61 Budd Dr, Manahawkin, NJ 08050-3729, Ocean County

APN: 31-00147-55-00026    CLIP: 7692859347

OWNER INFORMATION			
Owner Name	Hanke Margaret A	Tax Billing Zip	07401
Tax Billing Address	66 Hillside Ave	Tax Billing Zip+4	1431
Tax Billing City & State	Allendale, 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	Block #	147.55
School District Name	Stafford Township SD	Lot #	26
Zoning	RR2A	Flood Zone Date	12/16/2021
Census Tract	7351.06	Flood Zone Panel	34029C0511G
Carrier Route	C011		

TAX INFORMATION			
Tax ID	31-00147-55-00026	Tax Appraisal Area	31
Alt APN	31-00147-0055-00026	Lot Number	26
% Improved	36%	Block ID	147.5
Tax Area	31		
Legal Description	90.48X80IRR		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$277,800	\$277,800	\$277,800
Assessed Value - Land	\$177,300	\$177,300	\$177,300
Assessed Value - Improved	\$100,500	\$100,500	\$100,500
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)

2021	\$6,451		
2022	\$6,539	\$89	1.38%
2023	\$6,831	\$292	4.46%

CHARACTERISTICS			
Lot Frontage	90.48	Estimated Building Square Feet	1,527
Lot Depth	80	Bedrooms	4
Estimated Lots Acres	0.1661	Total Baths	2
Estimated Lot Area	7,238	Full Baths	2
Lot Shape	Irregular	Exterior	Frame
Style	Ranch	Year Built	1965
Stories	1		

FEATURES	
Feature Type	
Ac5	
Z48	
Z52	

SELL SCORE			
Rating	Moderate	Value As Of	2024-10-27 04:38:44
Sell Score	615		

ESTIMATED VALUE			
RealAVM <sup>™</sup>	\$593,100	Confidence Score	83
RealAVM <sup>™</sup> Range	\$528,500 - \$657,800	Forecast Standard Deviation	11
Value As Of	10/21/2024		

<b>(1) RealAVM<sup>™</sup> is a CoreLogic® derived value and should not be used in lieu of an appraisal.</b>			
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RENTAL TRENDS			
Estimated Value	2759	Cap Rate	3%
Estimated Value High	3180	Forecast Standard Deviation (FSD)	0.15

Estimated Value Low 2338

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LISTING INFORMATION			
MLS Listing Number	22420289	MLS Sale Date	10/22/2024
MLS Status	Closed	MLS Sale Price	\$750,000
MLS Status Change Date	10/22/2024	MLS List. Agent Name	50760-Patricia Gurney
MLS Listing Date	07/17/2024	MLS List. Broker Name	KELLER WILLIAMS VILLAGE SQUARE REALTY
MLS Current List Price	\$599,000	MLS Selling Agent Name	28466-Marion Romano
MLS Orig. List Price	\$599,000	MLS Selling Broker Name	VAN DYK GROUP

LAST MARKET SALE & SALES HISTORY			
Settle Date	MLS: 10/22/2024	Owner Name	Hanke Margaret A
Recording Date		09/05/2006	
Sale Price		\$2,000	
Nominal		Y	
Buyer Name		Hanke Margaret A	
Seller Name		Hanke Edwin J	
Document Number		13318-1032	
Document Type		Quit Claim Deed	

Courtesy of SCOTT MCSORLEY, Monmouth Ocean Regional REALTORS

Generated on: 11/01/24

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crop\_2\_574



Nested at the end of quiet cul de sac  
dji\_0246-1\_397

crop\_1\_972



Double lot!  
dji\_0196\_571 (1)



The views and water access!  
dsc06062\_807



dsc06067\_992



Covered porch



shed



**dsc06085\_738**



**dsc06160-1\_451**



**dsc06165\_927**



Great Room w/fireplace  
**dsc06170\_406**



South East views  
**dsc06175-1\_236**



Spacious gathering area  
**dsc06185\_217**



Wood burning fireplace

FB w/stall shower and washing machine

**dsc06205\_978**



Large dining area  
**dsc06225\_517**



Kitchen  
**dsc06235\_504**



View Kitchen to den

**dsc06210\_168**



Dining room open to kitchen  
**dsc06230\_996**



**dsc06240\_561**



View dining room to den



**dsc06245-1\_790**



den with fireplace  
**dsc06255\_826**



View den to Dining room/kitchen  
**dsc06265\_196**



**BR 1**

**dsc06250\_48**



great views from den!  
**dsc06260-1\_260**



**dsc06275\_111**



**BR 2**

**dsc06290\_565**



Full bath, Shower over tub  
**dsc06300\_922**



BR 4  
**dji\_0191\_128**



Ideal location!

**dsc06320\_15**



BR 3  
**dsc06095\_382**



New dock being installed  
**dsc06115\_462**



View from backyard



dji\_0201\_289



dsc06130-1\_425



Great spot to ponder

dji\_0216-1\_401



Imagine your dream home here!

dji\_0221-1\_700



dsc06135-1\_882

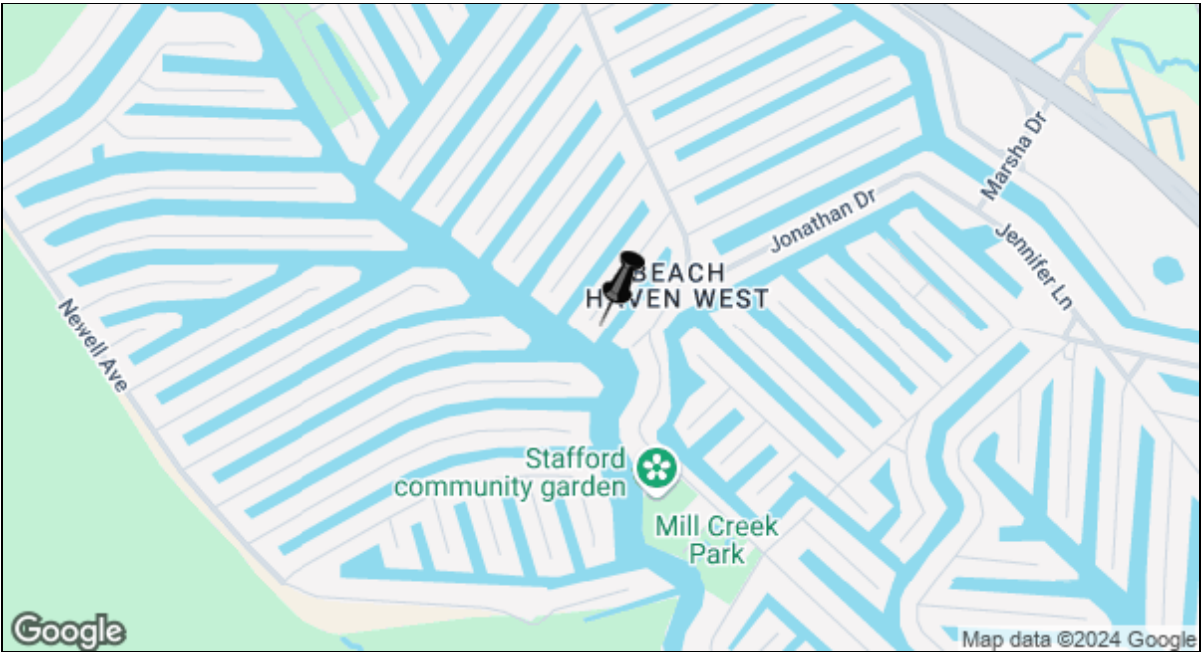


Double wide lot

dji\_0256\_158



Sailing off to the next adventure!



19 Mitzie Ln, Manahawkin, NJ 08050-5317, Ocean County

APN: 31-00147-34-00375    CLIP: 4543332148

OWNER INFORMATION			
Owner Name	Lemme Nicholas J	Tax Billing Zip	07470
Tax Billing Address	37 Highland Ter	Tax Billing Zip+4	4312
Tax Billing City & State	Wayne, 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 #	147.34
Subdivision	Beach Haven West Sec 05	Lot #	375
Zoning	RR2A	Flood Zone Date	12/16/2021
Census Tract	7351.05	Flood Zone Panel	34029C0511G

TAX INFORMATION			
Tax ID	<a href="#">31-00147-34-00375</a>	Tax Appraisal Area	31
Alt APN	31-00147-0034-00375	Lot Number	375
% Improved	36%	Block ID	147.3
Tax Area	31		
Legal Description	50X80		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$325,000	\$325,000	\$325,000
Assessed Value - Land	\$206,400	\$206,400	\$206,400
Assessed Value - Improved	\$118,600	\$118,600	\$118,600
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	
Tax Year	Total Tax	Change (\$)	Change (%)

2021	\$7,547		
2022	\$7,651	\$104	1.38%
2023	\$7,992	\$341	4.46%

CHARACTERISTICS			
Lot Frontage	50	Bedrooms	3
Lot Depth	80	Total Baths	1
Estimated Lots Acres	0.0918	Full Baths	1
Estimated Lot Area	3,999	Garage Capacity	MLS: 1
Style	Ranch	Exterior	Frame
Stories	1	Year Built	1967
Estimated Building Square Feet	948		

FEATURES	
Feature Type	
Ad9	
Ac5	
Z48	

SELL SCORE			
Rating	High	Value As Of	2024-10-27 04:38:44
Sell Score	771		

ESTIMATED VALUE			
RealAVM <sup>TM</sup>	\$758,400	Confidence Score	89
RealAVM <sup>TM</sup> Range	\$668,700 - \$848,000	Forecast Standard Deviation	12
Value As Of	10/21/2024		

<b>(1) RealAVM<sup>TM</sup> is a CoreLogic® derived value and should not be used in lieu of an appraisal.</b>			
<b>(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.</b>			
<b>(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.</b>			

RENTAL TRENDS			
Estimated Value	2682	Cap Rate	1.9%
Estimated Value High	3172	Forecast Standard Deviation (FSD)	0.18



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(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	22424078	MLS Sale Date	10/04/2024
MLS Status	Closed	MLS Sale Price	\$750,000
MLS Status Change Date	10/04/2024	MLS List. Agent Name	46480-Theresa Delvalle
MLS Listing Date	08/19/2024	MLS List. Broker Name	WEICHERT REALTORS-SHIP BOTTOM
MLS Current List Price	\$799,000	MLS Selling Agent Name	47568-James Mullaney
MLS Orig. List Price	\$799,000	MLS Selling Broker Name	WEICHERT REALTORS-SHIP BOTTOM
MLS Listing #	21500854		10080737
MLS Status	Cancelled		Closed
MLS Listing Date	01/06/2015		05/08/2006
MLS Listing Price			\$389,900
MLS Orig Listing Price			\$389,900
MLS Close Date			06/30/2006
MLS Listing Close Price			\$370,000

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/08/2024	Deed Type	Deed (Reg)
Settle Date	10/04/2024	Owner Name	Lemme Nicholas J
Sale Price	\$750,000	Seller	Quinones Hugo & Amy
Document Number	19812-1682		
Recording Date	10/08/2024	07/06/2006	07/21/1997
Sale Price	\$750,000	\$388,000	\$40,000
Buyer Name	Lemme Nicholas J	Quinones Hugo & Amy	Dwyer Mary
Seller Name	Quinones Hugo & Amy	Dwyer Mary	Macmaster Marilynn
Document Number	19812-1682	13238-1564	5488-351
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	10/12/2012		07/06/2006
Mortgage Amount	\$343,375		\$349,200
Mortgage Lender	Quicken Lns		Ark-La-Tex Fin'l Svcs LLC
Mortgage Type	Refi		Resale

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19\_Mitzie\_Ln\_Manahawkin\_NJ\_08050\_USA-Oth



19\_Mitzie\_Ln\_Manahawkin\_NJ\_08050\_USA-Ext



19\_Mitzie\_Ln\_Manahawkin\_NJ\_08050\_USA-Liv



19\_Mitzie\_Ln\_Manahawkin\_NJ\_08050\_USA-Liv



19\_Mitzie\_Ln\_Manahawkin\_NJ\_08050\_USA-Liv



19\_Mitzie\_Ln\_Manahawkin\_NJ\_08050\_USA-Liv



19 Mitzie Ln Manahawkin NJ 08050 USA-Foy



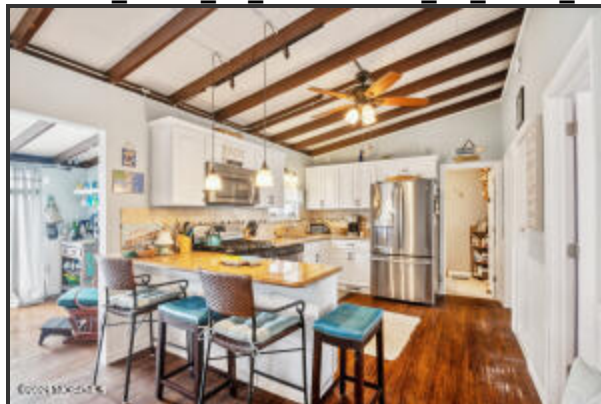
19 Mitzie Ln Manahawkin NJ 08050 USA-Liv



19 Mitzie Ln Manahawkin NJ 08050 USA-Liv



19 Mitzie Ln Manahawkin NJ 08050 USA-Kit



19 Mitzie Ln Manahawkin NJ 08050 USA-Kit



19 Mitzie Ln Manahawkin NJ 08050 USA-Kit





19 Mitzie Ln Manahawkin NJ 08050 USA-Liv



19 Mitzie Ln Manahawkin NJ 08050 USA-Liv



19 Mitzie Ln Manahawkin NJ 08050 USA-Liv



19 Mitzie Ln Manahawkin NJ 08050 USA-Bat



19 Mitzie Ln Manahawkin NJ 08050 USA-Bed



19 Mitzie Ln Manahawkin NJ 08050 USA-Bed



19\_Mitzie\_Ln\_Manahawkin\_NJ\_08050\_USA-Bed



19\_Mitzie\_Ln\_Manahawkin\_NJ\_08050\_USA-Ext



19\_Mitzie\_Ln\_Manahawkin\_NJ\_08050\_USA-Ext



19\_Mitzie\_Ln\_Manahawkin\_NJ\_08050\_USA-Ext



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19\_Mitzie\_Ln\_Manahawkin\_NJ\_08050\_USA-Oth



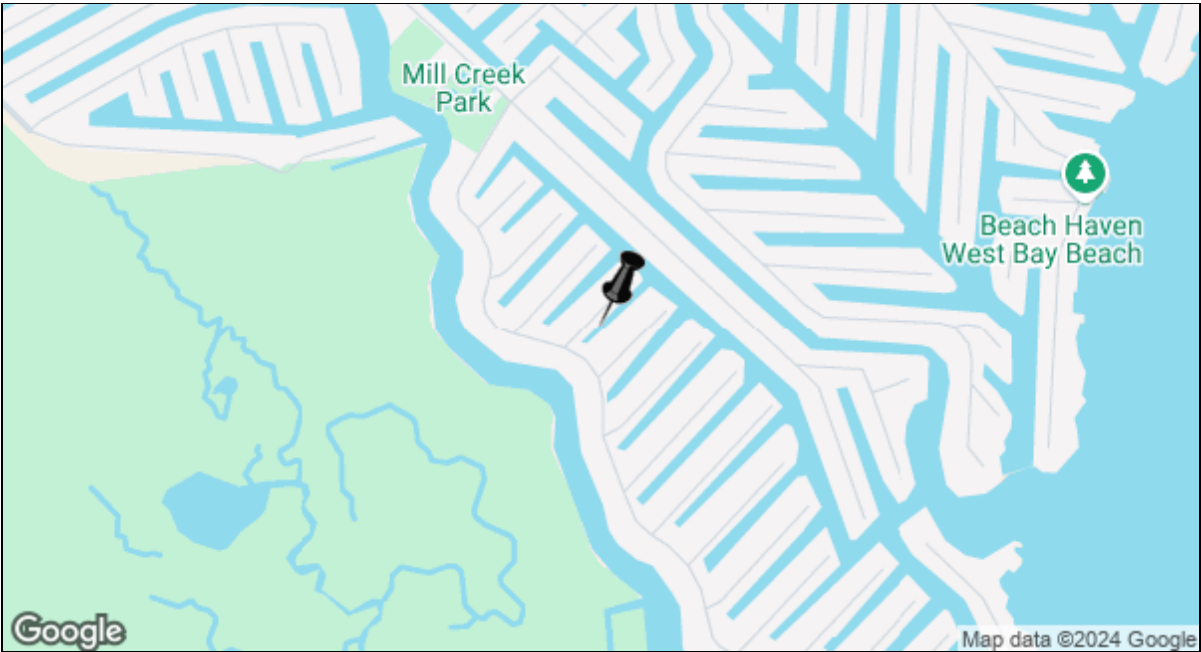
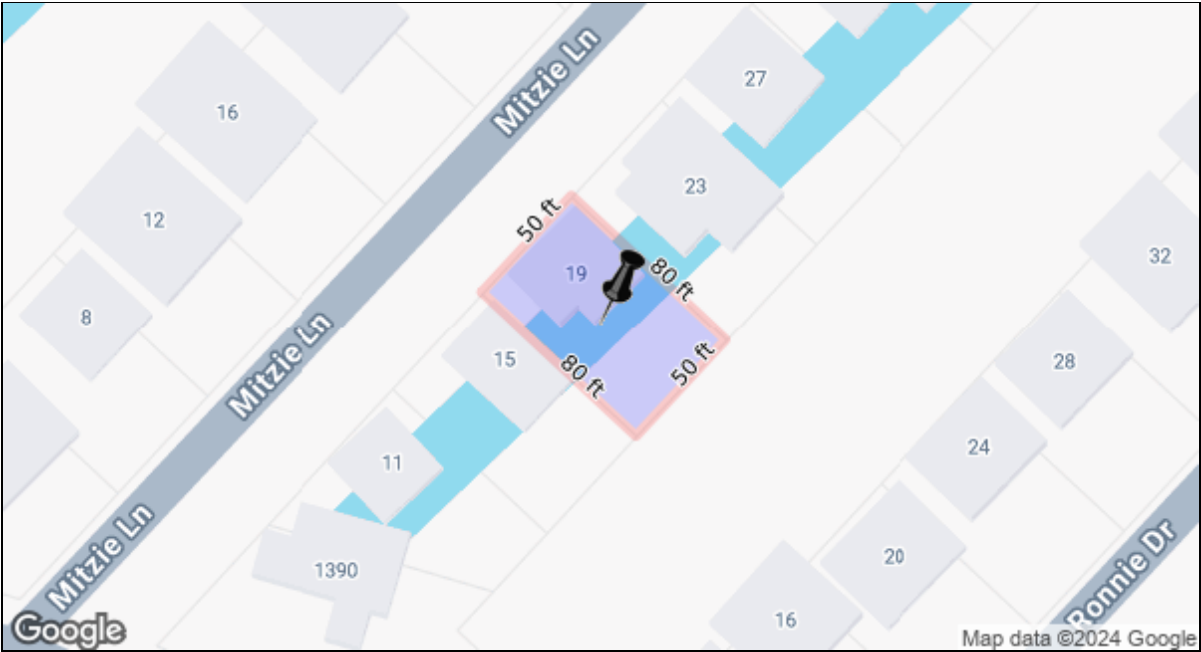
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19 Mitzie Ln\_dusk\_0067









30 Tahoe Ln, Manahawkin, NJ 08050-4622, Ocean County  
APN: 31-00147-101-00052    CLIP: 1016018204

**OWNER INFORMATION**

Owner Name	Varga John P	Tax Billing Zip	08050
Owner Name 2	Summers Susan	Tax Billing Zip+4	4622
Tax Billing Address	30 Tahoe Ln	Owner Occupied	Yes
Tax Billing City & State	Manahawkin, NJ		

**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 #	147.101
Subdivision	Village Harbour Sec 12-A	Lot #	52
Zoning	R75	Flood Zone Date	12/16/2021
Census Tract	7351.06	Flood Zone Panel	34029C0492G

**TAX INFORMATION**

Tax ID	<a href="#">31-00147-101-00052</a>	Tax Appraisal Area	31
Alt APN	31-00147-0101-00052	Lot Number	52
% Improved	46%	Block ID	147.1
Tax Area	31		
Legal Description	80X183IRR		

**ASSESSMENT & TAX**

Assessment Year	2024	2023	2022
Assessed Value - Total	\$337,000	\$337,000	\$337,000
Assessed Value - Land	\$182,300	\$182,300	\$182,300
Assessed Value - Improved	\$154,700	\$154,700	\$154,700
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$7,825		
2022	\$7,933	\$108	1.38%
2023	\$8,287	\$354	4.46%

CHARACTERISTICS			
Lot Frontage	80	Bedrooms	3
Lot Depth	183	Total Baths	Tax: 3 MLS: 2.1
Estimated Lots Acres	0.336	Full Baths	Tax: 3 MLS: 2
Estimated Lot Area	14,640	Half Baths	MLS: 1
Lot Shape	Irregular	Parking Type	Undefined Type - 1 Car Garage
Style	Contemporary	Garage Capacity	1
Stories	2	Exterior	Frame
Estimated Building Square Feet	1,676	Year Built	1985

FEATURES
Feature Type
Z03
Z47
Ab8
Z42
Ab8
Aa4
Ad9
Z52

SELL SCORE			
Rating	High	Value As Of	2024-10-27 04:38:44
Sell Score	710		

ESTIMATED VALUE			
RealAVM <sub>â„¢</sub>	\$745,100	Confidence Score	89
RealAVM <sub>â„¢</sub> Range	\$672,800 - \$817,300	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.
- (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	3263	Cap Rate	2.7%
Estimated Value High	3748	Forecast Standard Deviation (FSD)	0.15
Estimated Value Low	2778		
<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	22411908	MLS Sale Date	06/13/2024
MLS Status	Closed	MLS Sale Price	\$725,000
MLS Status Change Date	06/13/2024	MLS List. Agent Name	35814-Robert P Sinopoli
MLS Listing Date	05/01/2024	MLS List. Broker Name	EXP REALTY
MLS Current List Price	\$749,000	MLS Selling Agent Name	09990-Non Member Morr
MLS Orig. List Price	\$749,000	MLS Selling Broker Name	NON MEMBER

LAST MARKET SALE & SALES HISTORY				
Recording Date	06/19/2024	Deed Type	Deed (Reg)	
Settle Date	Tax: 06/12/2024 MLS: 06/13/2024	Owner Name	Varga John P	
Sale Price	\$725,000	Owner Name 2	Summers Susan	
Document Number	19713-937	Seller	Ryerson Donald & Patricia	
Recording Date	06/19/2024	06/05/2002		
Sale Price	\$725,000	\$345,000	\$185,000	\$123,125
Buyer Name	Varga John P	Ryerson Donald & Patricia	Rauchut Charles & Loretta	Marino Roger & Maryann
Seller Name	Ryerson Donald & Patricia	Rauchut Charles W & Loretta O	Marino Roger & Mary	Lpc Village Harbour Inc
Document Number	19713-937	10867-1530	4506-791	4382-144
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY		
Mortgage Date	07/14/2020	08/05/2010
Mortgage Amount	\$107,800	\$107,800
Mortgage Lender	Bank Of America Na	Bank Of America
Mortgage Type	Refi	Refi



2048x1365-30\_Tahoe\_Ln\_Manahawkin\_NJ\_08



2048x1365-30\_Tahoe\_Ln\_Manahawkin\_NJ\_08



2048x1365-30\_Tahoe\_Ln\_Manahawkin\_NJ\_08



2048x1365-30\_Tahoe\_Ln\_Manahawkin\_NJ\_08



-2048x1366-2F9A2000



2048x1365-30\_Tahoe\_Ln\_Manahawkin\_NJ\_08



2048x1365-30 Tahoe Ln Manahawkin NJ\_08



2048x1365-30 Tahoe Ln Manahawkin NJ\_08



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2048x1365-30 Tahoe Ln Manahawkin NJ\_08

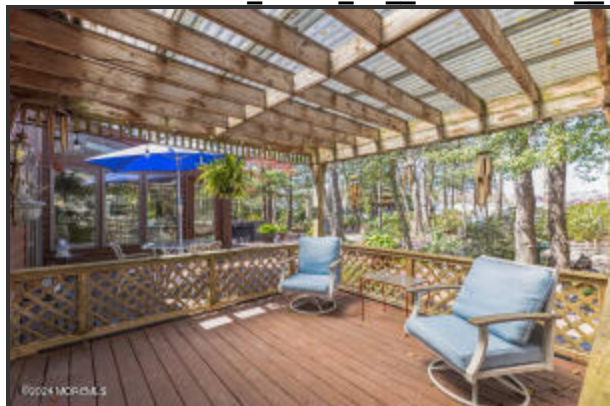


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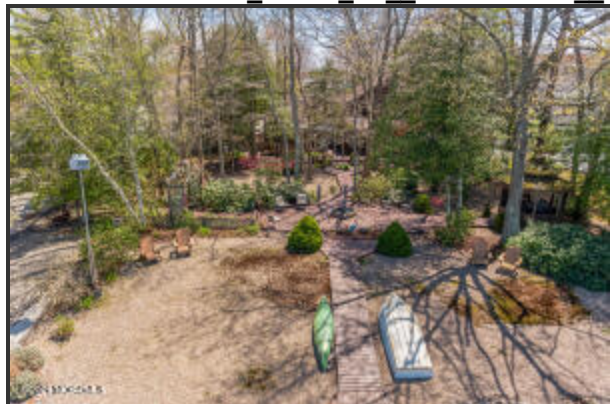




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2048x1365-30 Tahoe Ln Manahawkin NJ\_08



**-2048x1366-2F9A1930**



**-2048x1366-2F9A2009**



**2048x1365-30 Tahoe Ln Manahawkin NJ\_08**



**2048x1365-30 Tahoe Ln Manahawkin NJ\_08**



**2048x1365-30 Tahoe Ln Manahawkin NJ\_08**



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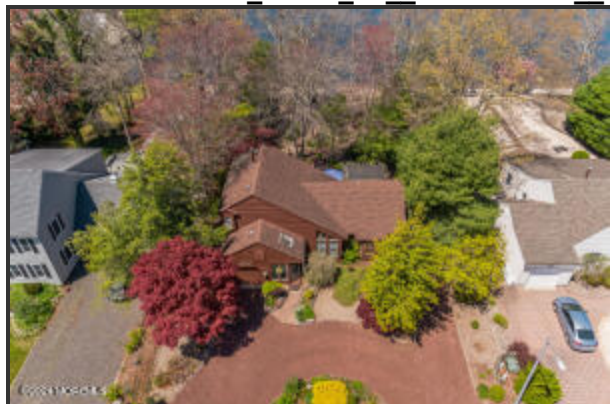
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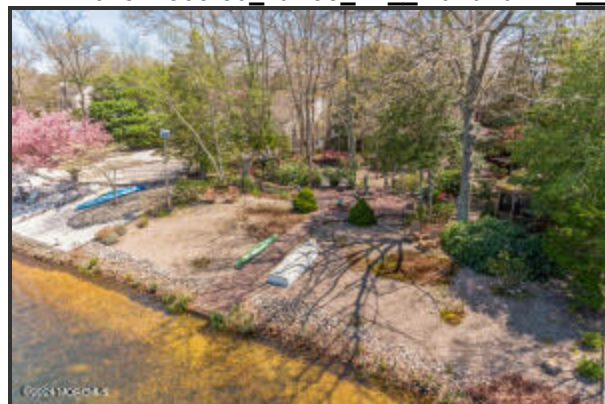
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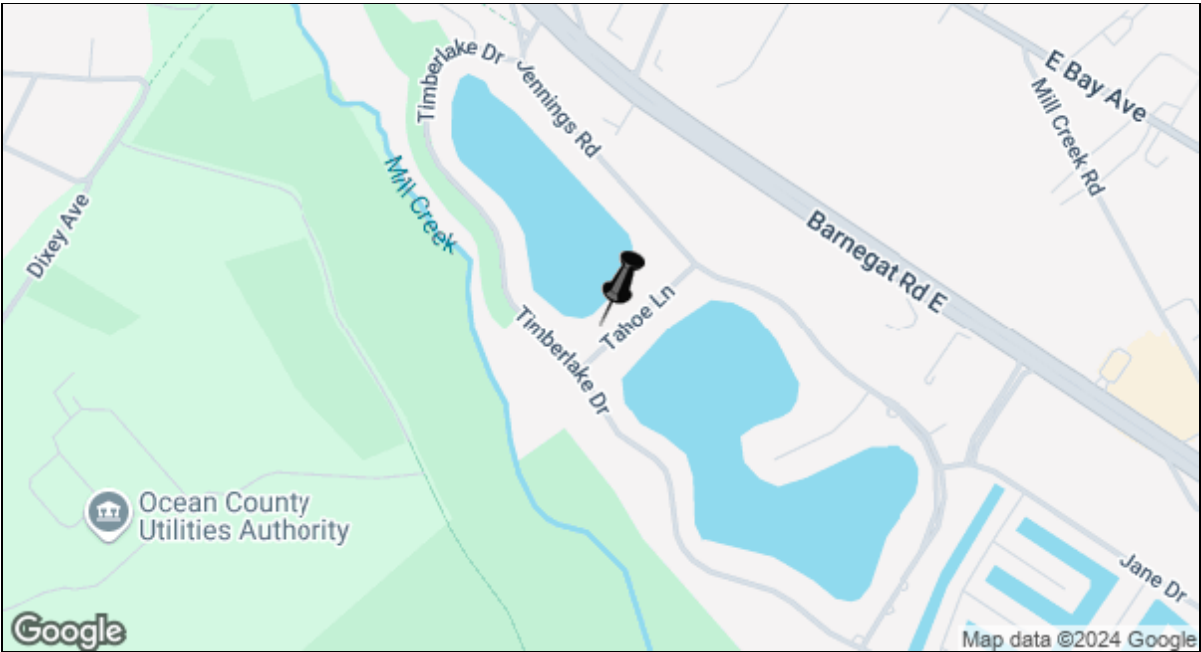


2048x1365-30 Tahoe Ln Manahawkin NJ\_08



2048x1365-30 Tahoe Ln Manahawkin NJ\_08





44 Florence Ln, Manahawkin, NJ 08050-4552, Ocean County  
APN: 31-00147-60-00053    CLIP: 9239372822

**OWNER INFORMATION**

Owner Name	Radlmann Erich J	Tax Billing Zip	08050
Owner Name 2	Radlmann Christine	Tax Billing Zip+4	4552
Tax Billing Address	44 Florence Ln	Owner Occupied	Yes
Tax Billing City & State	Manahawkin, NJ		

**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	C001
School District Name	Stafford Township SD	Block #	147.60
Subdivision	Beach Haven West Sec 10 Map	Lot #	53
Zoning	RR2A	Flood Zone Date	12/16/2021
Census Tract	7351.06	Flood Zone Panel	34029C0511G

**TAX INFORMATION**

Tax ID	<a href="#">31-00147-60-00053</a>	Tax Appraisal Area	31
Alt APN	31-00147-0060-00053	Lot Number	53
% Improved	45%	Block ID	147.6
Tax Area	31		
Legal Description	50X80		

**ASSESSMENT & TAX**

Assessment Year	2024	2023	2022
Assessed Value - Total	\$284,300	\$284,300	\$284,300
Assessed Value - Land	\$156,200	\$156,200	\$156,200
Assessed Value - Improved	\$128,100	\$128,100	\$128,100
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$6,601		
2022	\$6,692	\$91	1.38%
2023	\$6,991	\$299	4.46%

CHARACTERISTICS			
Lot Frontage	50	Bedrooms	4
Lot Depth	80	Total Baths	2
Estimated Lots Acres	0.0918	Full Baths	2
Estimated Lot Area	3,999	Parking Type	Type Unknown
Style	Colonial	Garage Capacity	1
Stories	2	Exterior	Frame
Estimated Building Square Feet	1,535	Year Built	1966

FEATURES	
Feature Type	
Z03	
Z11	
Z07	
Ac5	
Ad9	
Z48	

SELL SCORE			
Rating	High	Value As Of	2024-10-27 04:38:44
Sell Score	827		

ESTIMATED VALUE			
RealAVM <sup>TM</sup>	\$741,600	Confidence Score	83
RealAVM <sup>TM</sup> Range	\$671,800 - \$811,500	Forecast Standard Deviation	9
Value As Of	10/21/2024		

<b>(1) RealAVM<sup>TM</sup> is a CoreLogic® derived value and should not be used in lieu of an appraisal.</b>			
<b>(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.</b>			
<b>(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.</b>			

RENTAL TRENDS			
Estimated Value	3090	Cap Rate	2.8%
Estimated Value High	3609	Forecast Standard Deviation (FSD)	0.17



Estimated Value Low 2571

(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	22327888		MLS Sale Date	12/15/2023	
MLS Status	Closed		MLS Sale Price	\$720,000	
MLS Status Change Date	12/15/2023		MLS List. Agent Name	28466-Marion Romano	
MLS Listing Date	10/06/2023		MLS List. Broker Name	VAN DYK GROUP	
MLS Current List Price	\$699,500		MLS Selling Agent Name	28466-Marion Romano	
MLS Orig. List Price	\$699,500		MLS Selling Broker Name	VAN DYK GROUP	
MLS Listing #	21804374	13053550	21000465	20938747	20803159
MLS Status	Closed	Closed	Expired	Expired	Expired
MLS Listing Date	02/05/2018	10/04/2011	01/04/2010	10/11/2009	01/22/2008
MLS Listing Price	\$424,900	\$399,900	\$484,900	\$499,000	\$469,900
MLS Orig Listing Price	\$424,900	\$429,900	\$499,000	\$499,000	\$499,900
MLS Close Date	06/15/2018	01/27/2012			
MLS Listing Close Price	\$410,000	\$392,000			
MLS Listing #		20741437		9044035	
MLS Status		Expired		Closed	
MLS Listing Date		10/02/2007		10/11/1999	
MLS Listing Price		\$575,000		\$98,900	
MLS Orig Listing Price		\$575,000		\$98,900	
MLS Close Date				03/02/2000	
MLS Listing Close Price				\$97,000	

LAST MARKET SALE & SALES HISTORY											
Recording Date		12/20/2023		Deed Type		Deed (Reg)					
Settle Date		Tax: 11/28/2023 MLS: 12/15/2023		Owner Name		Radlmann Erich J					
Sale Price		\$720,000		Owner Name 2		Radlmann Christine					
Document Number		19565-1808		Seller		Padell Thomas T & Nancy					
Recording Date		12/20/2023		06/26/2018		02/10/2012		04/17/2007		03/10/2000	
Sale Price		\$720,000		\$410,000		\$392,000				\$97,000	
Nominal						Y					
Buyer Name		Radlmann Erich J & Christine		Padell Thomas T & Nancy		Hawthorne John T & Catherine A		Bassant William J		Dandrow Lisa L	
Seller Name		Padell Thomas T & Nancy		Hawthorne John T & Catherine A		Dandrow Lisa L		Dandrow Lisa L		Moberg Jeffrey & Kathleen	

Document Number	19565-1808	17156-1879	15113-937	13602-1582	10053-1085
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)	Deed (Reg)	Deed (Reg)
Recording Date					
Sale Price			\$85,000		
Nominal					
Buyer Name			Moberg Jeffrey & Kathleen		
Seller Name			Seeber Frederick & Patricia		
Document Number			4500-431		
Document Type			Deed (Reg)		

MORTGAGE HISTORY					
Mortgage Date	12/20/2023	02/23/2022	06/26/2018	02/10/2012	04/17/2007
Mortgage Amount	\$504,000	\$75,000	\$328,000	\$306,200	\$350,000
Mortgage Lender	Absolute Hm Mtg Corp	Td Bk Na	Loandepot.com LLC	Huntingdon Vly Bk	Hudson Cty Svgs Bk
Mortgage Type	Resale	Refi	Resale	Resale	Nominal
Mortgage Date	01/11/2006		08/05/2005		09/03/2003
Mortgage Amount	\$75,000		\$200,000		\$15,000
Mortgage Lender	Hudson Cty Svgs Bk		Hudson Cty Svgs Bk		Hudson Cty Svgs Bk
Mortgage Type	Refi		Refi		Refi

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.

Untitled design (20)



44Florence-7



44Florence-11



44Florence-13



44Florence-18



44Florence-22



**44Florence-23**



**44Florence-28**



**44Florence-32**



**44Florence-25**



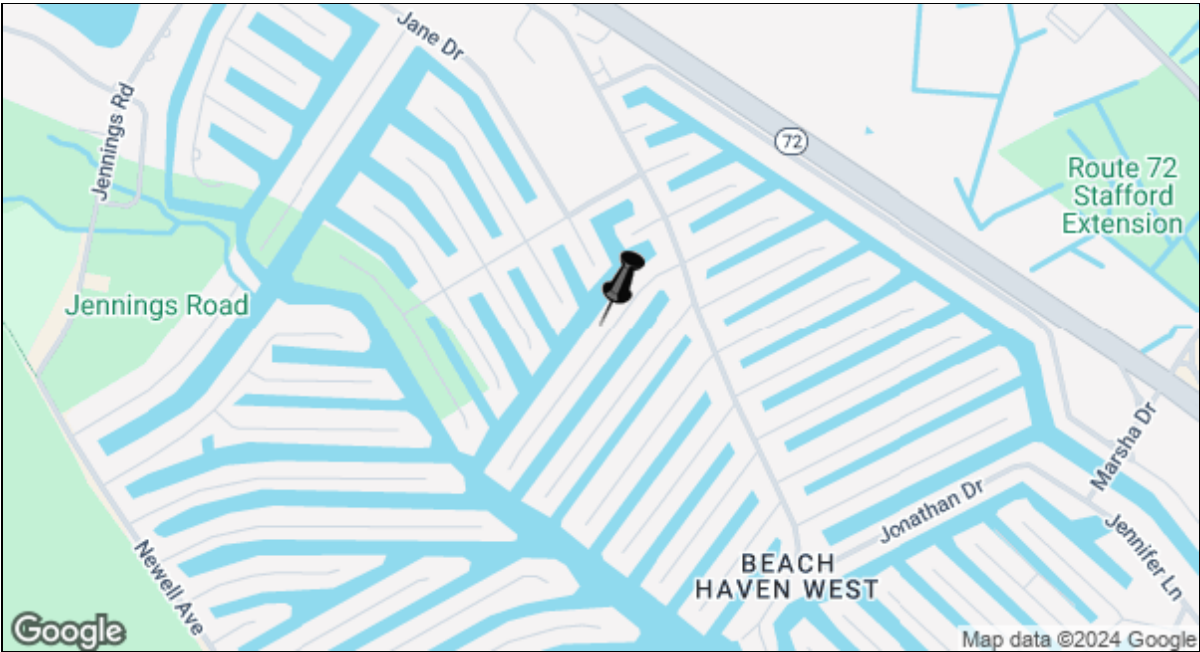
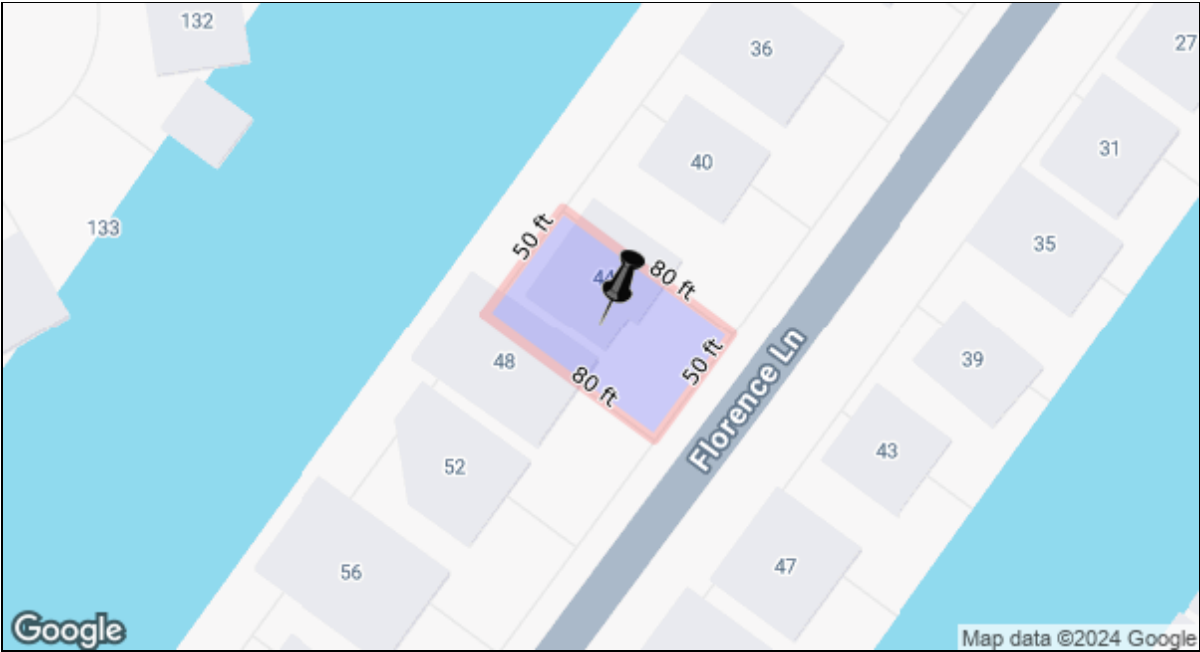
**44Florence-30**



**44Florence-39**







36 Mitzie Ln, Manahawkin, NJ 08050-5318, Ocean County  
APN: 31-00147-34-00388 CLIP: 2147243135

**OWNER INFORMATION**

Owner Name	Lowry Ethan	Tax Billing Zip	08050
Owner Name 2	Lowry Catherine	Tax Billing Zip+4	5318
Tax Billing Address	36 Mitzie Ln	Owner Occupied	Yes
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	C001
School District Name	Stafford Township SD	Block #	147.34
Subdivision	Beach Haven West Sec #5	Lot #	388
Zoning	RR2A	Flood Zone Date	12/16/2021
Census Tract	7351.05	Flood Zone Panel	34029C0511G

**TAX INFORMATION**

Tax ID	<a href="#">31-00147-34-00388</a>	Tax Appraisal Area	31
Alt APN	31-00147-0034-00388	Lot Number	388
% Improved	29%	Block ID	147.3
Tax Area	31		
Legal Description	50X80		

**ASSESSMENT & TAX**

Assessment Year	2024	2023	2022
Assessed Value - Total	\$288,700	\$288,700	\$288,700
Assessed Value - Land	\$206,400	\$206,400	\$206,400
Assessed Value - Improved	\$82,300	\$82,300	\$82,300
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$6,704		
2022	\$6,796	\$92	1.38%
2023	\$7,099	\$303	4.46%

CHARACTERISTICS			
Lot Frontage	50	Estimated Building Square Feet	948
Lot Depth	80	Bedrooms	3
Estimated Lots Acres	0.0918	Total Baths	1
Estimated Lot Area	3,999	Full Baths	1
Style	Ranch	Exterior	Frame
Stories	1	Year Built	1967

FEATURES	
Feature Type	
Ac5	
Ad9	
Z48	

SELL SCORE			
Rating	High	Value As Of	2024-10-27 04:38:44
Sell Score	683		

ESTIMATED VALUE			
RealAVM <sub>LC</sub>	\$669,700	Confidence Score	71
RealAVM <sub>LC</sub> Range	\$606,700 - \$732,800	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	2537	Cap Rate	2.2%
Estimated Value High	2993	Forecast Standard Deviation (FSD)	0.18

Estimated Value Low 2081

(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	22408010	MLS Sale Date	05/17/2024
MLS Status	Closed	MLS Sale Price	\$705,000
MLS Status Change Date	05/20/2024	MLS List. Agent Name	48897-Michael Butterworth
MLS Listing Date	03/23/2024	MLS List. Broker Name	RE/MAX AT BARNEGAT BAY
MLS Current List Price	\$620,000	MLS Selling Agent Name	46403-David Lazaro
MLS Orig. List Price	\$620,000	MLS Selling Broker Name	KELLER WILLIAMS SHORE PROPERTIES
MLS Listing #		22117725	
MLS Status		Closed	
MLS Listing Date		06/04/2021	
MLS Listing Price		\$494,500	
MLS Orig Listing Price		\$494,500	
MLS Close Date		07/09/2021	
MLS Listing Close Price		\$494,500	

LAST MARKET SALE & SALES HISTORY				
Recording Date	05/28/2024		Deed Type	Deed (Reg)
Settle Date	Tax: 05/13/2024 MLS: 05/17/2024		Owner Name	Lowry Ethan
Sale Price	\$705,000		Owner Name 2	Lowry Catherine
Document Number	19692-588		Seller	Conti Robert E
Recording Date	05/28/2024	08/16/2023	07/22/2021	
Sale Price	\$705,000		\$494,500	\$51,000
Nominal	Y			
Buyer Name	Lowry Ethan & Catherine	Conti Robert E	Conti Robert E	Szeker Paul
Seller Name	Conti Robert E	Conti Robert E	Szeker Paul J Jr & Phyllis	Murry Thomas
Document Number	19692-588	19461-32	18593-927	4075-726
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY	
Mortgage Date	05/28/2024
Mortgage Amount	\$564,000
Mortgage Lender	Guaranteed Rate Affinity LLC



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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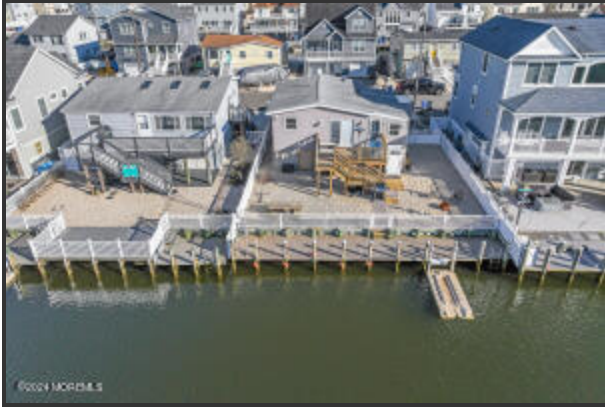


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**photos\_high\_resolution\_HOM09870**



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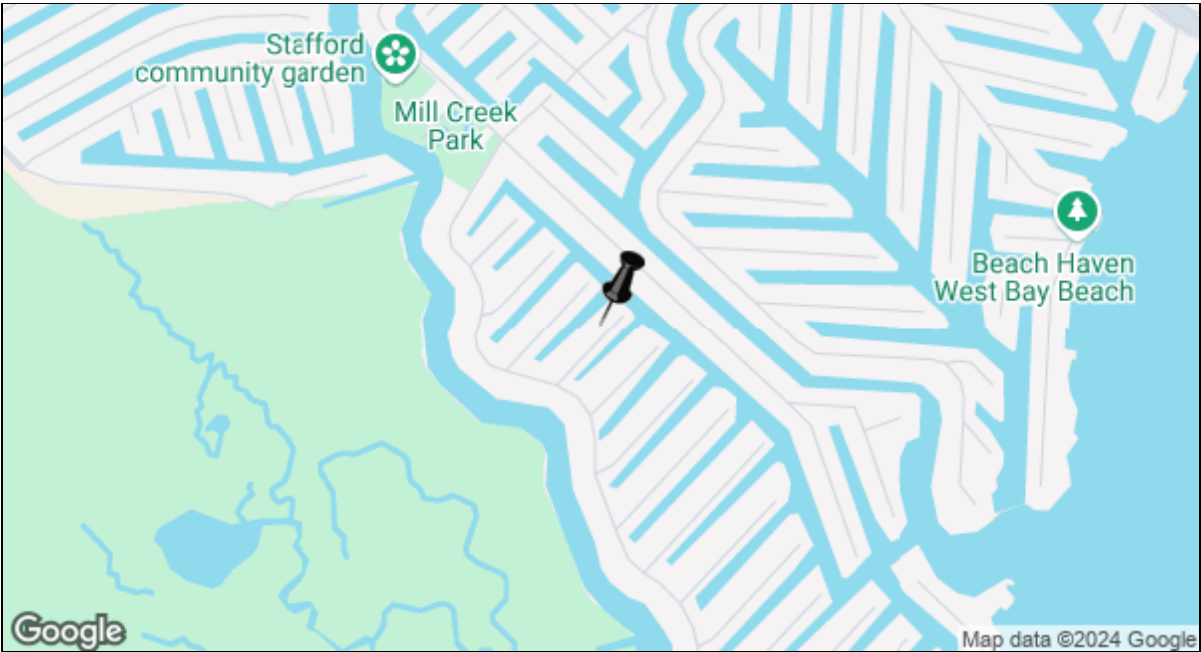
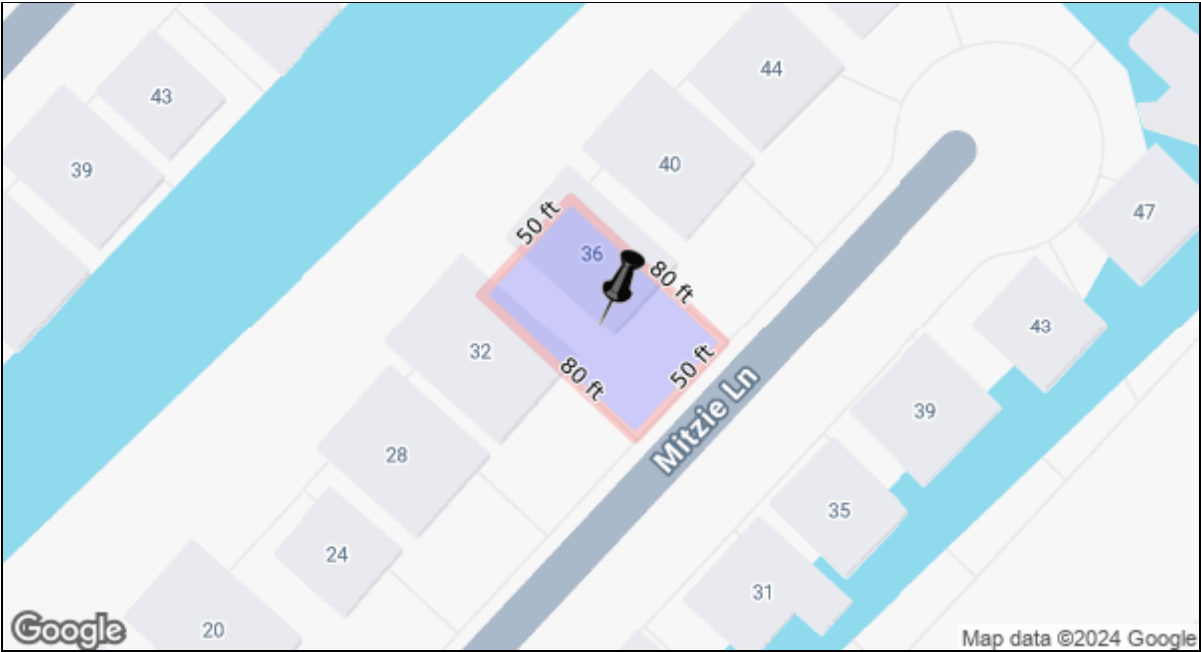
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1254 Paul Blvd, Manahawkin, NJ 08050-4131, Ocean County

APN: 31-00159-03-00459    CLIP: 8997674136

OWNER INFORMATION			
Owner Name	Andolino Peter	Tax Billing Zip	08050
Owner Name 2	Andolino Dana M	Tax Billing Zip+4	4131
Tax Billing Address	1254 Paul Blvd	Owner Occupied	Yes
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	C001
School District Name	Stafford Township SD	Block #	159.03
Subdivision	Beach Haven West Sec #4	Lot #	459
Zoning	RR2A	Flood Zone Date	12/16/2021
Census Tract	7351.05	Flood Zone Panel	34029C0511G

TAX INFORMATION			
Tax ID	31-00159-03-00459	Tax Appraisal Area	31
Alt APN	31-00159-0003-00459	Lot Number	459
% Improved	51%	Block ID	159.0
Tax Area	31		
Legal Description	60X80IRR		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$398,000	\$398,000	\$398,000
Assessed Value - Land	\$194,200	\$194,200	\$194,200
Assessed Value - Improved	\$203,800	\$203,800	\$203,800
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$9,242		
2022	\$9,369	\$127	1.38%
2023	\$9,787	\$418	4.46%

CHARACTERISTICS			
Lot Frontage	60	Bedrooms	3
Lot Depth	80	Total Baths	2
Estimated Lots Acres	0.1101	Full Baths	2
Estimated Lot Area	4,800	Parking Type	Type Unknown
Lot Shape	Irregular	Garage Capacity	Tax: 1 MLS: 2
Style	Contemporary	Exterior	Frame
Stories	2	Year Built	2016
Estimated Building Square Feet	1,475		

FEATURES	
Feature Type	
Ad9	
Ad9	
Z48	

SELL SCORE			
Rating	High	Value As Of	2024-10-27 04:38:44
Sell Score	683		

ESTIMATED VALUE			
RealAVM <sup>TM</sup>	\$730,000	Confidence Score	84
RealAVM <sup>TM</sup> Range	\$668,900 - \$791,100	Forecast Standard Deviation	8
Value As Of	10/21/2024		

<b>(1) RealAVM<sup>TM</sup> is a CoreLogic® derived value and should not be used in lieu of an appraisal.</b>			
<b>(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.</b>			
<b>(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.</b>			

RENTAL TRENDS			
Estimated Value	3113	Cap Rate	2.4%
Estimated Value High	3617	Forecast Standard Deviation (FSD)	0.16



Estimated Value Low 2609

(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	22418238	MLS Sale Date	08/30/2024	
MLS Status	Closed	MLS Sale Price	\$700,000	
MLS Status Change Date	08/30/2024	MLS List. Agent Name	46278-David Deleo	
MLS Listing Date	06/28/2024	MLS List. Broker Name	COLDWELL BANKER RIVIERA REALTY	
MLS Current List Price	\$749,900	MLS Selling Agent Name	27714-Patricia M Romano	
MLS Orig. List Price	\$749,900	MLS Selling Broker Name	RE/MAX AT BARNEGAT BAY	
MLS Listing #	22418237	22414956	22410035	22406545
MLS Status	Cancelled	Cancelled	Cancelled	Cancelled
MLS Listing Date	06/28/2024	05/29/2024	04/12/2024	03/09/2024
MLS Listing Price	\$749,900	\$799,900	\$879,900	\$900,000
MLS Orig Listing Price	\$749,900	\$799,900	\$879,900	\$900,000
MLS Listing Cancellation Date	06/28/2024	06/27/2024	05/28/2024	04/04/2024

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/07/2024	Deed Type	Bargain & Sale Deed
Settle Date	Tax: 08/23/2024 MLS: 08/30/2024	Owner Name	Andolino Peter
Sale Price	\$700,000	Owner Name 2	Andolino Dana M
Document Number	19811-966	Seller	Leeman Richard J
Recording Date	10/07/2024		
Sale Price	\$700,000		
Buyer Name	Andolino Peter & Dana M	Leeman Richard J	
Seller Name	Leeman Richard J		
Document Number	19811-966	4406-206	
Document Type	Bargain & Sale Deed	Deed (Reg)	

p3



p1



p2



p4



p5



p6

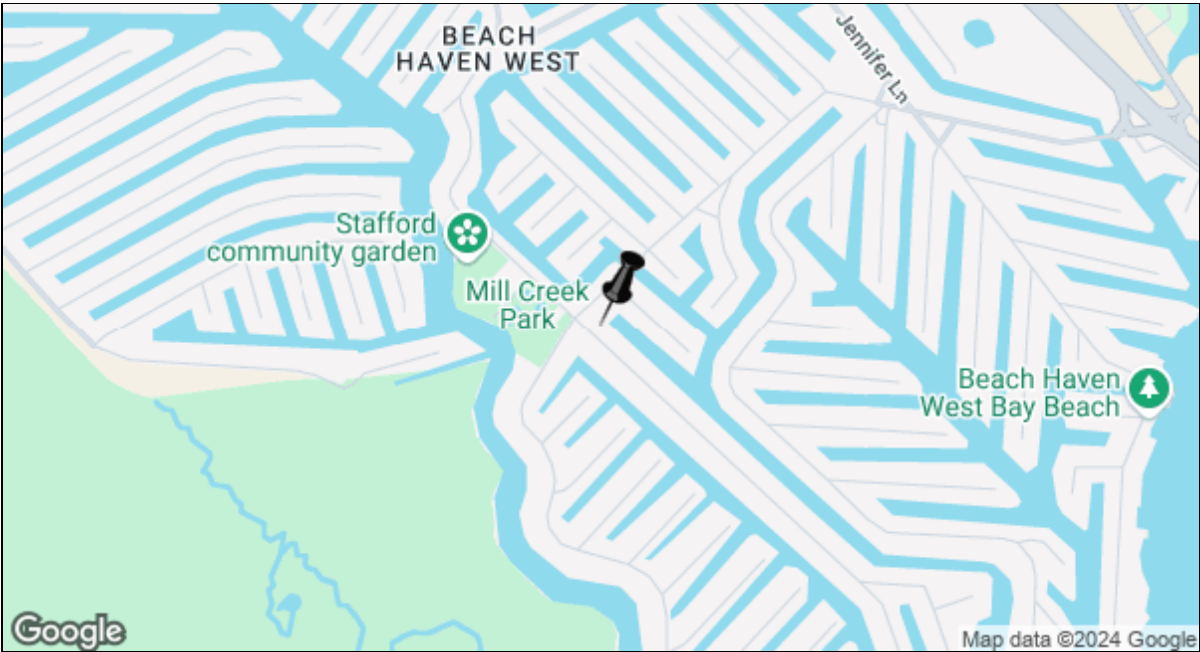
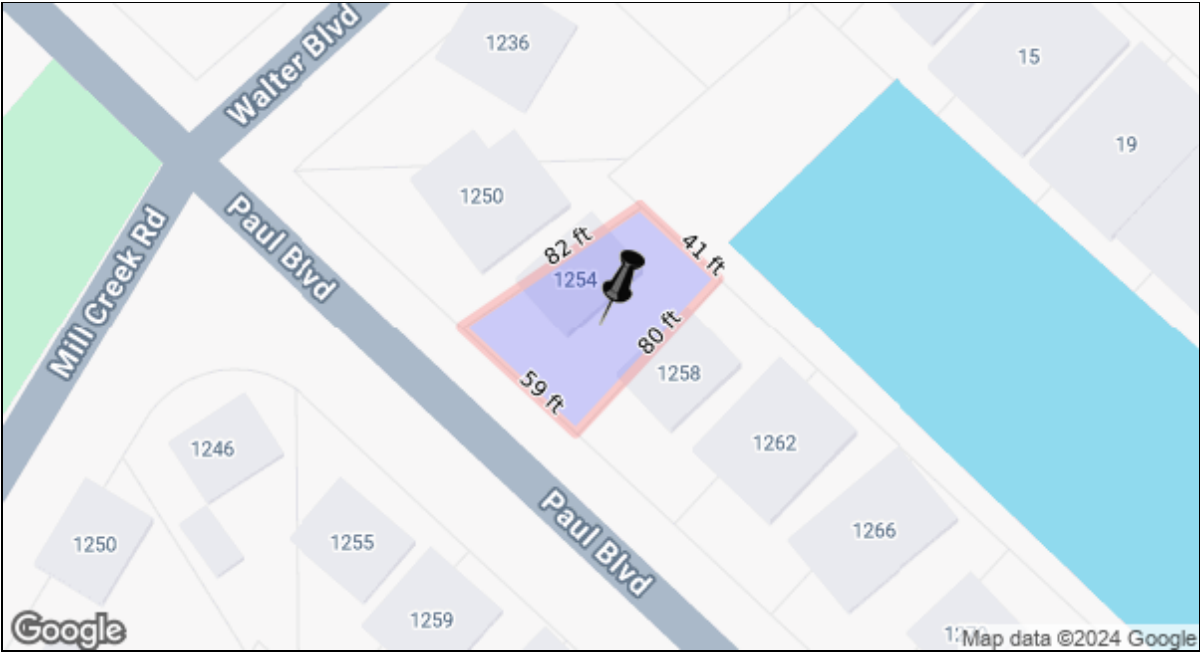


p7



p8







27 Mitzie Ln, Manahawkin, NJ 08050-5317, Ocean County  
APN: 31-00147-34-00377 CLIP: 2718080152

**OWNER INFORMATION**

Owner Name	27 Mitzie Lane LLC	Tax Billing Zip	07724
Tax Billing Address	6 Hialeah Ct	Tax Billing Zip+4	2868
Tax Billing City & State	Tinton Falls, 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 #	147.34
Subdivision	Beach Haven West Sec 51 Map	Lot #	377
Zoning	RR2A	Flood Zone Date	12/16/2021
Census Tract	7351.05	Flood Zone Panel	34029C0511G

**TAX INFORMATION**

Tax ID	<a href="#">31-00147-34-00377</a>	Tax Appraisal Area	31
Alt APN	31-00147-0034-00377	Lot Number	377
% Improved	41%	Block ID	147.3
Tax Area	31		
Legal Description	50X80		

**ASSESSMENT & TAX**

Assessment Year	2024	2023	2022
Assessed Value - Total	\$348,200	\$348,200	\$348,200
Assessed Value - Land	\$206,400	\$206,400	\$206,400
Assessed Value - Improved	\$141,800	\$141,800	\$141,800
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$8,085		
2022	\$8,197	\$111	1.38%
2023	\$8,562	\$366	4.46%

CHARACTERISTICS			
Lot Frontage	50	Estimated Building Square Feet	1,800
Lot Depth	80	Bedrooms	4
Estimated Lots Acres	0.0918	Total Baths	2
Estimated Lot Area	3,999	Full Baths	2
Style	Cape Cod	Exterior	Frame
Stories	2	Year Built	1967

FEATURES	
Feature Type	
Z48	

SELL SCORE			
Rating	Very High	Value As Of	2024-10-27 04:38:44
Sell Score	871		

ESTIMATED VALUE			
RealAVM <sub>LC</sub>	\$712,800	Confidence Score	92
RealAVM <sub>LC</sub> Range	\$650,900 - \$774,600	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.
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RENTAL TRENDS			
Estimated Value	3100	Cap Rate	2.6%
Estimated Value High	3616	Forecast Standard Deviation (FSD)	0.17
Estimated Value Low	2584		

- (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	22331843		MLS Sale Date	02/12/2024
MLS Status	Closed		MLS Sale Price	\$700,000
MLS Status Change Date	02/12/2024		MLS List. Agent Name	53034-Kelli Peters
MLS Listing Date	11/16/2023		MLS List. Broker Name	KELLER WILLIAMS VILLAGE SQUARE REALTY
MLS Current List Price	\$625,000		MLS Selling Agent Name	48244-Thomas Bishop
MLS Orig. List Price	\$625,000		MLS Selling Broker Name	JASON MITCHELL REAL ESTATE NEW JERSEY
MLS Listing #	21811910	21702579	21605528	14012606
MLS Status	Closed	Expired	Expired	Expired
MLS Listing Date	03/31/2018	01/22/2017	02/15/2016	02/15/2016
MLS Listing Price	\$399,900	\$399,900	\$439,900	\$439,900
MLS Orig Listing Price	\$399,900	\$425,000	\$449,900	\$449,900
MLS Close Date	06/22/2018			
MLS Listing Close Price	\$385,000			

LAST MARKET SALE & SALES HISTORY				
Recording Date	02/16/2024		Deed Type	Bargain & Sale Deed
Settle Date	Tax: 02/08/2024 MLS: 02/12/2024		Owner Name	27 Mitzie Lane LLC
Sale Price	\$700,000		Seller	Huntley Ian
Document Number	19609-81			
Recording Date	05/08/2024	02/16/2024	06/27/2018	
Sale Price	\$5,200	\$700,000	\$385,000	\$60,000
Buyer Name	27 Mitzie Lane LLC	Sciulla Erik L Jr & Nicole	Huntley Ian	Patti J
Seller Name	Sciulla Erik L Jr & Nicole	Huntley Ian	Patti Janice	Le Calves N
Document Number	19676-1407	19609-81	17158-1182	4137-538
Document Type	Bargain & Sale Deed	Bargain & Sale Deed	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY					
Mortgage Date	02/16/2024	03/19/2021	06/27/2018	04/13/2015	07/27/2011
Mortgage Amount	\$630,000	\$294,100	\$308,000	\$309,850	\$291,900
Mortgage Lender	Eleven Mtg	Prosperity Hm Mtg LLC	Bank Of America Na	Quicken Lns Inc	Quicken Lns
Mortgage Type	Resale	Refi	Resale	Refi	Refi
Mortgage Date	02/18/2011		07/18/2008		03/24/2004
Mortgage Amount	\$285,123		\$55,000		\$209,000
Mortgage Lender	Quicken Lns		Wells Fargo Bk Na		Washington Mutual Bk Fa

Mortgage Type	Refi	Refi
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Courtesy of SCOTT MCSORLEY, Monmouth Ocean Regional REALTORS

Generated on: 11/01/24

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072-1920x1080-photo



short distance to the open bay  
040-1920x1080-photo



beautiful location  
050-1920x1080-photo



062-1920x1080-photo



short distance to open bay  
041-1920x1080-photo



004-1920x1080-photo



open floorplan

005-1920x1080-photo



so much natural light

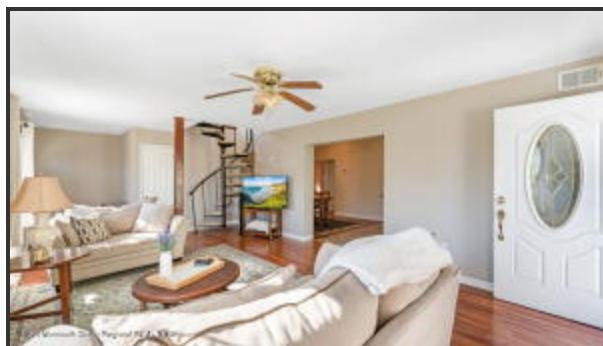
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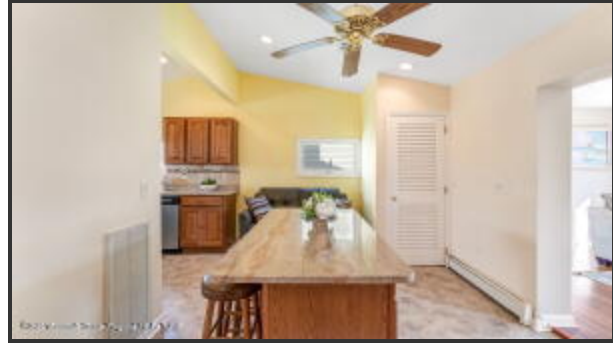
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**017-1920x1080-photo**



**018-1920x1080-photo**



**033-1920x1080-photo**



virtually staged of 2nd level. oh the possibilities  
**007-1920x1080-photo**



open floorplan with spiral stairs leading to open unfinished space (windows & sub floor are in)

open floorplan  
**035-1920x1080-photo**



virtually staged of 2nd level. oh the possibilities  
**020-1920x1080-photo**



primary bedroom with two double closets



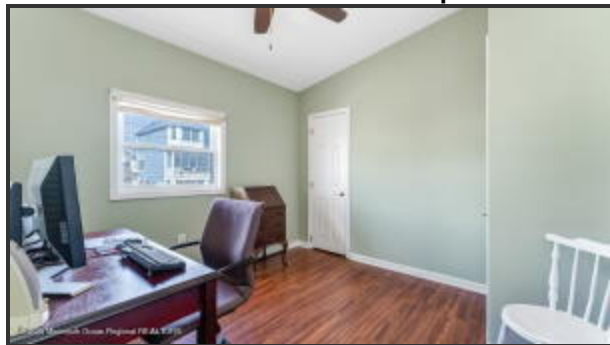
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primary bedroom with private bath  
**025-1920x1080-photo**

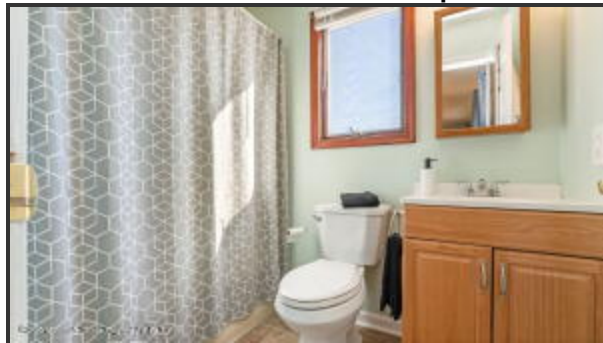


additional bedroom #2  
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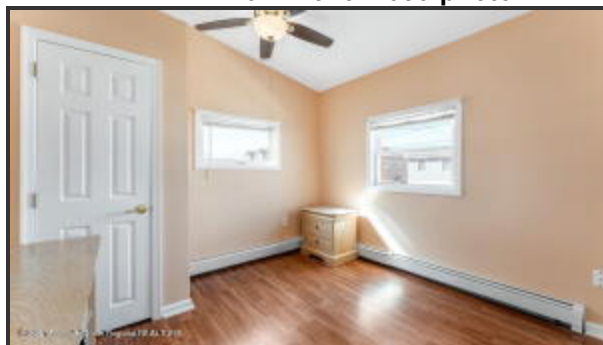


bedroom #3 with single & double closets

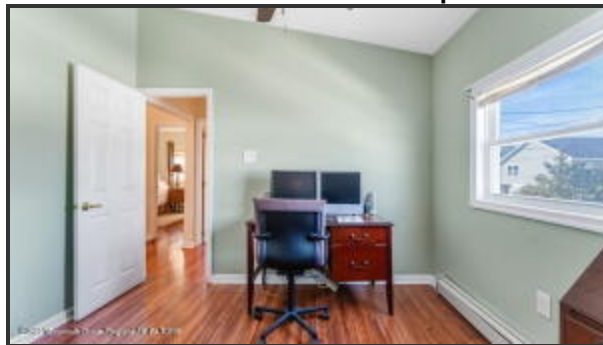
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primary bath  
**024-1920x1080-photo**



another view bedroom #2  
**029-1920x1080-photo**



another view bedroom #3



**022-1920x1080-photo**



hall bath with tub

**032-1920x1080-photo**



Oh the possibilities

**039-1920x1080-photo**



**034-1920x1080-photo**



Oh the possibilities

**043-1920x1080-photo**



rear, door to ample storage

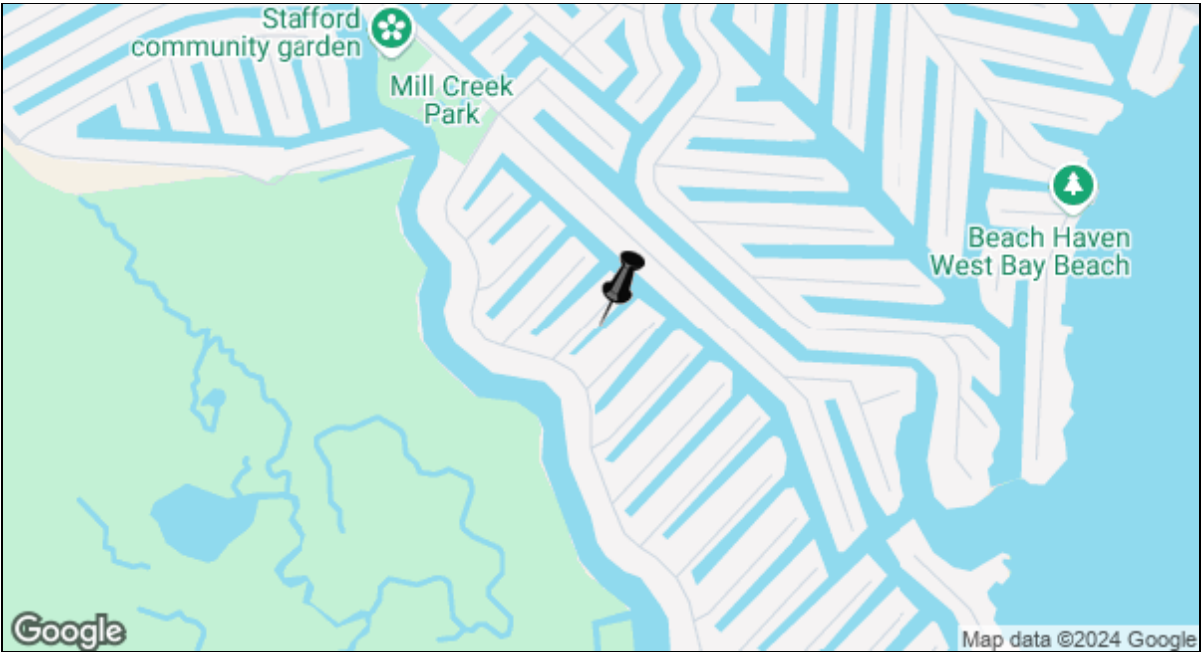
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042-1920x1080-photo



upwards supporting value lagoon



105 Jeteemale Dr, Manahawkin, NJ 08050-4520, Ocean County

APN: 31-00147-62-00017    CLIP: 7901584994

OWNER INFORMATION			
Owner Name	Norris Jamie	Tax Billing Zip	08050
Owner Name 2	Norris Gail	Tax Billing Zip+4	4520
Tax Billing Address	105 Jeteemale Dr	Owner Occupied	Yes
Tax Billing City & State	Manahawkin, NJ		

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	C011
School District Name	Stafford Township SD	Block #	147.62
Subdivision	Beach Haven West Sec #10	Lot #	17
Zoning	RR2A	Flood Zone Date	12/16/2021
Census Tract	7351.06	Flood Zone Panel	34029C0511G

TAX INFORMATION			
Tax ID	31-00147-62-00017	Tax Appraisal Area	31
Alt APN	31-00147-0062-00017	Lot Number	17
% Improved	43%	Block ID	147.6
Tax Area	31		
Legal Description	110X80IRR		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$249,800	\$249,100	\$249,100
Assessed Value - Land	\$141,400	\$141,400	\$141,400
Assessed Value - Improved	\$108,400	\$107,700	\$107,700
YOY Assessed Change (%)	0.28%	0%	
YOY Assessed Change (\$)	\$700	\$0	



Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$5,784		
2022	\$5,864	\$80	1.38%
2023	\$6,125	\$262	4.46%

CHARACTERISTICS			
Lot Frontage	110	Estimated Building Square Feet	1,424
Lot Depth	80	Bedrooms	3
Estimated Lots Acres	0.202	Total Baths	2
Estimated Lot Area	8,800	Full Baths	2
Lot Shape	Irregular	Exterior	Frame
Style	Ranch	Pool	Vinyl
Stories	1	Year Built	1967

FEATURES	
Feature Type	
Ad9	
Z48	
Z52	
Ac9	

SELL SCORE			
Rating	High	Value As Of	2024-10-27 04:38:44
Sell Score	760		

ESTIMATED VALUE			
RealAVM <sup>™</sup>	\$707,300	Confidence Score	79
RealAVM <sup>™</sup> Range	\$633,900 - \$780,600	Forecast Standard Deviation	10
Value As Of	10/21/2024		

<b>(1) RealAVM<sup>™</sup> is a CoreLogic® derived value and should not be used in lieu of an appraisal.</b>			
<b>(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.</b>			
<b>(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.</b>			

RENTAL TRENDS			
Estimated Value	2979	Cap Rate	2.8%
Estimated Value High	3494	Forecast Standard Deviation (FSD)	0.17

Estimated Value Low 2464

(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	22331640	MLS Sale Date	01/26/2024
MLS Status	Closed	MLS Sale Price	\$681,000
MLS Status Change Date	01/26/2024	MLS List. Agent Name	41355-Bridgit Romano
MLS Listing Date	11/14/2023	MLS List. Broker Name	VAN DYK GROUP
MLS Current List Price	\$699,000	MLS Selling Agent Name	41355-Bridgit Romano
MLS Orig. List Price	\$699,000	MLS Selling Broker Name	VAN DYK GROUP
MLS Listing #		22309991	
MLS Status		Closed	
MLS Listing Date		04/17/2023	
MLS Listing Price		\$519,500	
MLS Orig Listing Price		\$519,500	
MLS Close Date		06/05/2023	
MLS Listing Close Price		\$525,000	

LAST MARKET SALE & SALES HISTORY							
Recording Date		03/05/2024		Deed Type		Deed (Reg)	
Settle Date		Tax: 01/25/2024 MLS: 01/26/2024		Owner Name		Norris Jamie	
Sale Price		\$681,000		Owner Name 2		Norris Gail	
Document Number		19622-951		Seller		Taylor John A & Christine	
Recording Date		03/05/2024	06/07/2023	06/10/1998			
Sale Price		\$681,000	\$525,000	\$115,000	\$90,000	\$39,000	
Buyer Name		Norris Jamie & Gail	Taylor John A & Christine	Recevuto William J & Joann B	Kern Michael	Desanto Joseph	
Seller Name		Taylor John A & Christine	Recevuto William J & Joann B	Kern D Michael & Julie C	Desanto Josesh	Gamble Jeffrey	
Document Number		19622-951	19399-856	5584-668	4480-567	3900-469	
Document Type		Deed (Reg)	Deed (Reg)	Deed (Reg)	Deed (Reg)	Deed (Reg)	
Recording Date							
Sale Price				\$32,000			
Buyer Name				Gamble Oeffrey			
Seller Name				Desanto Jos			
Document Number				3783-138			
Document Type				Deed (Reg)			

MORTGAGE HISTORY					
Mortgage Date	03/05/2024	06/07/2023	05/31/2007	01/11/2006	07/24/1998
Mortgage Amount	\$681,000	\$393,750	\$250,000	\$100,000	\$23,000
Mortgage Lender		Huntington Nat'l Bk	Wachovia Bk Na	Wachovia Bk Na	First Union Nat'l Bk
Mortgage Type	Resale	Resale	Refi	Refi	Refi
Mortgage Date		06/10/1998			
Mortgage Amount		\$92,000		\$55,000	
Mortgage Lender		Superior Mtg		California Fin'l Svcs	
Mortgage Type		Resale		Resale	

Courtesy of SCOTT MCSORLEY, Monmouth Ocean Regional REALTORS

Generated on: 11/01/24

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105Jeteemale-2



105Jeteemale-3



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105Jeteemale-45



105Jeteemale-46



105Jeteemale-47





105Jeteemale-48



105Jeteemale-51



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105Jeteemale-55



**105Jeteemale-56**



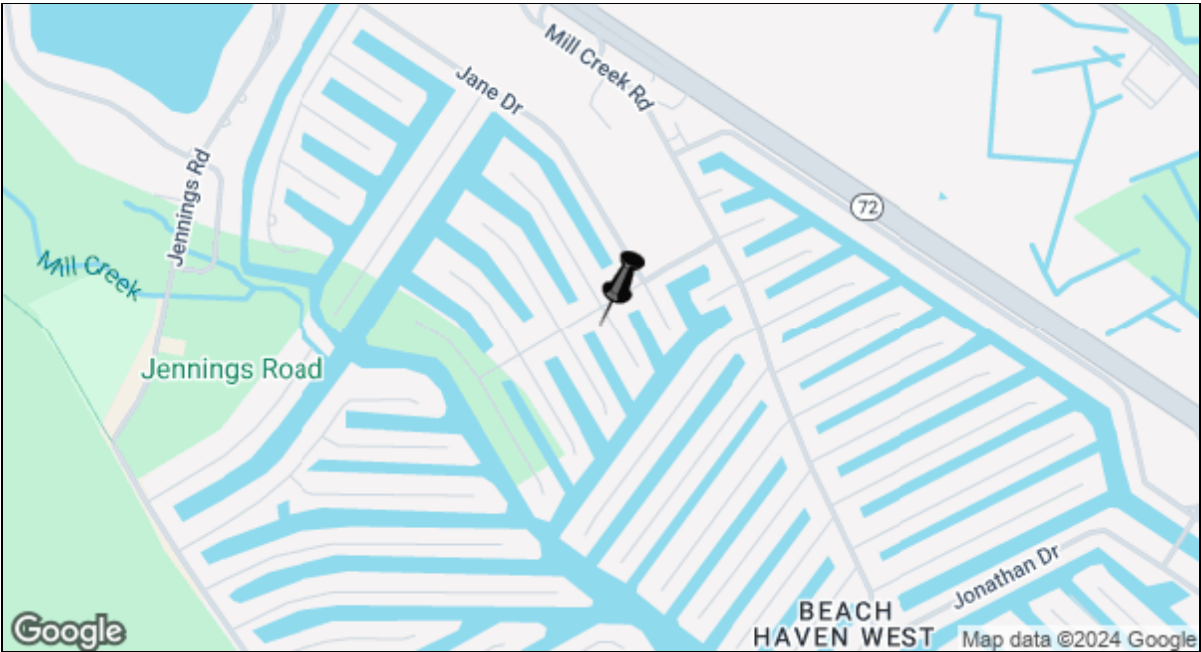
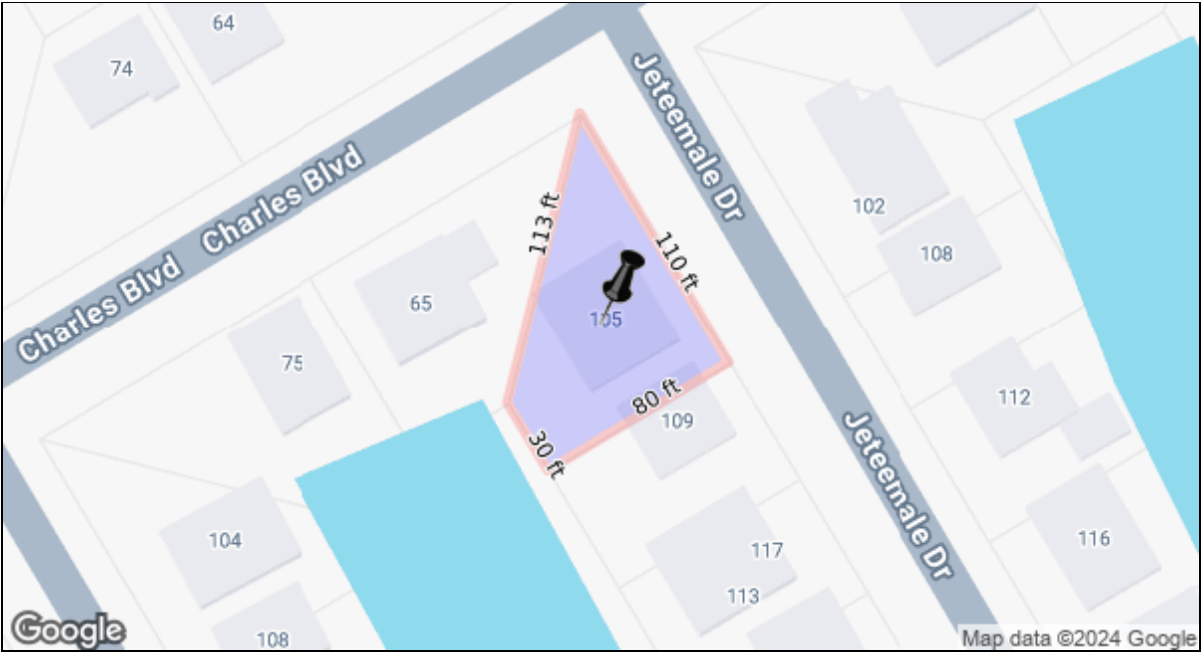
**105Jeteemale-58**



**105Jeteemale-57**







144 Catherine Ln, Manahawkin, NJ 08050-3611, Ocean County  
APN: 31-00147-86-00052    CLIP: 2143776391

**OWNER INFORMATION**

Owner Name	Marando Ralph	Tax Billing Zip	08050
Owner Name 2	Anselmo Vanessa	Tax Billing Zip+4	3611
Tax Billing Address	144 Catherine Ln	Owner Occupied	Yes
Tax Billing City & State	Manahawkin, NJ		

**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 #1 2	Lot #	52
Zoning	RR1	Flood Zone Date	12/16/2021
Census Tract	7351.06	Flood Zone Panel	34029C0511G

**TAX INFORMATION**

Tax ID	<a href="#">31-00147-86-00052</a>	Tax Appraisal Area	31
Alt APN	31-00147-0086-00052	Lot Number	52
% Improved	35%	Block ID	147.8
Tax Area	31		
Legal Description	75X80		

**ASSESSMENT & TAX**

Assessment Year	2024	2023	2022
Assessed Value - Total	\$303,700	\$303,700	\$303,700
Assessed Value - Land	\$198,700	\$198,700	\$198,700
Assessed Value - Improved	\$105,000	\$105,000	\$105,000
YOY Assessed Change (%)	0%	0%	
YOY Assessed Change (\$)	\$0	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$7,052		
2022	\$7,149	\$97	1.38%
2023	\$7,468	\$319	4.46%

CHARACTERISTICS			
Lot Frontage	75	Estimated Building Square Feet	960
Lot Depth	80	Bedrooms	3
Estimated Lots Acres	0.1377	Total Baths	1
Estimated Lot Area	5,998	Full Baths	1
Style	Ranch	Exterior	Frame
Stories	1	Year Built	1982

FEATURES	
Feature Type	
Ac5	
Ad9	
Ad9	
Z42	
Z48	

SELL SCORE			
Rating	High	Value As Of	2024-10-27 04:38:44
Sell Score	683		

ESTIMATED VALUE			
RealAVM <sub>LC</sub>	\$685,100	Confidence Score	92
RealAVM <sub>LC</sub> Range	\$618,600 - \$751,600	Forecast Standard Deviation	10
Value As Of	10/21/2024		

<b>(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.</b>			
<b>(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.</b>			
<b>(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.</b>			

RENTAL TRENDS			
Estimated Value	2610	Cap Rate	2.2%
Estimated Value High	3086	Forecast Standard Deviation (FSD)	0.18

(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	22408763	MLS Sale Date	06/14/2024
MLS Status	Closed	MLS Sale Price	\$670,500
MLS Status Change Date	06/17/2024	MLS List. Agent Name	28466-Marion Romano
MLS Listing Date	04/01/2024	MLS List. Broker Name	VAN DYK GROUP
MLS Current List Price	\$659,500	MLS Selling Agent Name	51710-Richard Decker
MLS Orig. List Price	\$659,500	MLS Selling Broker Name	BEACH HOUSE REALTY

LAST MARKET SALE & SALES HISTORY				
Recording Date	06/24/2024	Deed Type	Deed (Reg)	
Settle Date	Tax: 05/30/2024 MLS: 06/14/2024	Owner Name	Marando Ralph	
Sale Price	\$670,500	Owner Name 2	Anselmo Vanessa	
Document Number	19716-1182	Seller	Non Carole A	
Recording Date	06/24/2024	01/15/1991	11/09/1988	
Sale Price	\$670,500	\$160,000	\$170,000	\$61,085
Buyer Name	Marando Ralph	Non Ralph & Carole A	Harris William D	Fochetta Thomas
Seller Name	Non Carole A	Harris William D	Fochetta Thomas J & Lynn P	Lpc Village Harbour In c
Document Number	19716-1182	4882-440	4711-739	4082-485
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY				
Mortgage Date	06/24/2024	01/15/1991	11/09/1988	
Mortgage Amount	\$300,000		\$65,000	\$48,800
Mortgage Lender	United Wholesale Mtg	Glendale Area Schools Fcu	Farmers & Merchants Svgs Bk	Universal Svgs Bk
Mortgage Type	Resale	Resale	Resale	Resale



144Catherine-3



144Catherine-6



144Catherine-9



144Catherine-12



144Catherine-19



144Catherine-22



**144Catherine-24**



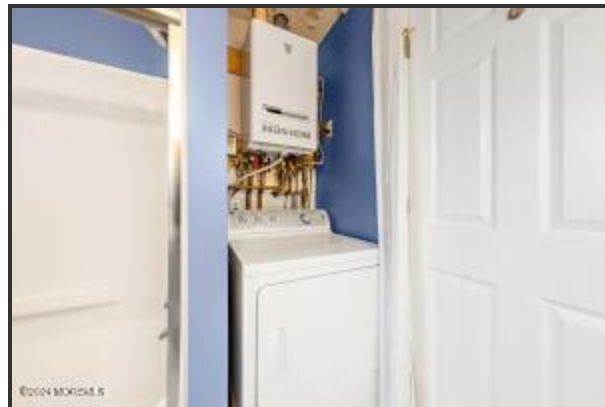
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**144Catherine-27**



**144Catherine-28**



**144Catherine-18**



**144Catherine-31**



**144Catherine-33**







975 Beach Haven West Blvd, Manahawkin, NJ 08050-3812, Ocean County  
APN: 31-00147-17-00058    CLIP: 1168259357

**OWNER INFORMATION**

Owner Name	975 Bhw LLC	Tax Billing Zip	08807
Tax Billing Address	1278 Washington Valley Rd	Tax Billing Zip+4	1429
Tax Billing City & State	Bridgewater, 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 #	147.17
Subdivision	Beach Haven West Sec 07 Map	Lot #	58
Zoning	RR2A	Flood Zone Date	12/16/2021
Census Tract	7351.05	Flood Zone Panel	34029C0511G

**TAX INFORMATION**

Tax ID	31-00147-17-00058	Tax Appraisal Area	31
Alt APN	31-00147-0017-00058	Lot Number	58
% Improved	41%	Block ID	147.1
Tax Area	31		
Legal Description	50X100		

**ASSESSMENT & TAX**

Assessment Year	2024	2023	2022
Assessed Value - Total	\$269,900	\$268,200	\$268,200
Assessed Value - Land	\$160,000	\$160,000	\$160,000
Assessed Value - Improved	\$109,900	\$108,200	\$108,200
YOY Assessed Change (%)	0.63%	0%	
YOY Assessed Change (\$)	\$1,700	\$0	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$6,228		
2022	\$6,313	\$86	1.38%
2023	\$6,595	\$282	4.46%

CHARACTERISTICS			
Lot Frontage	50	Bedrooms	Tax: 2 MLS: 3
Lot Depth	100	Total Baths	Tax: 1 MLS: 1.1
Estimated Lots Acres	0.1148	Full Baths	1
Estimated Lot Area	5,001	Half Baths	MLS: 1
Style	Ranch	Exterior	Frame
Stories	1	Year Built	1965
Estimated Building Square Feet	1,208		

FEATURES	
Feature Type	
Ad9	
Ad9	
Z48	

SELL SCORE			
Rating	Very High	Value As Of	2024-10-27 04:38:44
Sell Score	840		

ESTIMATED VALUE			
RealAVM <sub>LC</sub>	\$675,700	Confidence Score	89
RealAVM <sub>LC</sub> Range	\$623,200 - \$728,300	Forecast Standard Deviation	8
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	2683	Cap Rate	2.5%
Estimated Value High	3179	Forecast Standard Deviation (FSD)	0.18

Estimated Value Low 2187

(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	22327208	MLS Sale Date	11/09/2023
MLS Status	Closed	MLS Sale Price	\$662,000
MLS Status Change Date	11/10/2023	MLS List. Agent Name	20883-Kevin Bergin
MLS Listing Date	09/29/2023	MLS List. Broker Name	BEACH HOUSE REALTY
MLS Current List Price	\$675,000	MLS Selling Agent Name	09990-Non Member Morr
MLS Orig. List Price	\$675,000	MLS Selling Broker Name	NON MEMBER

LAST MARKET SALE & SALES HISTORY				
Recording Date	11/22/2023	Deed Type	Deed (Reg)	
Settle Date	Tax: 11/06/2023 MLS: 11/09/2023	Owner Name	975 Bhw LLC	
Sale Price	\$662,000	Seller	Van Bever David & Lori	
Document Number	19545-128			
Recording Date	11/22/2023	08/24/1999	06/12/1998	
Sale Price	\$662,000	\$1	\$1	\$110,000
Nominal		Y	Y	
Buyer Name	975 Bhw LLC	Potter Michael & Herles B C	Potter Michael	Potter Josephine
Seller Name	Van Bever David & Lori	Potter Michael	Potter Josephine	Notestine Robert & Elsie
Document Number	19545-128	5729-885	5585-810	4443-555
Document Type	Deed (Reg)	Deed (Reg)	Deed (Reg)	Deed (Reg)

MORTGAGE HISTORY			
Mortgage Date	02/24/2023	03/04/2011	
Mortgage Amount	\$50,000	\$58,200	\$82,500
Mortgage Lender	Citizens Bk Na	Wells Fargo Bk Na	
Mortgage Type	Refi	Refi	Resale

Courtesy of SCOTT MCSORLEY, Monmouth Ocean Regional REALTORS

Generated on: 11/01/24

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975\_BHW\_Dr (4 of 47)



975\_BHW\_Dr (6 of 47)



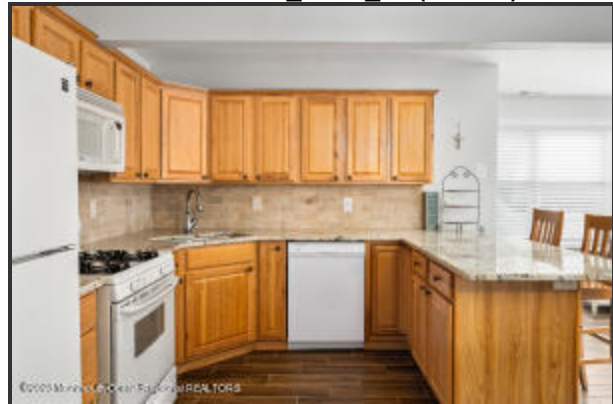
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975\_BHW\_Dr (7 of 47)





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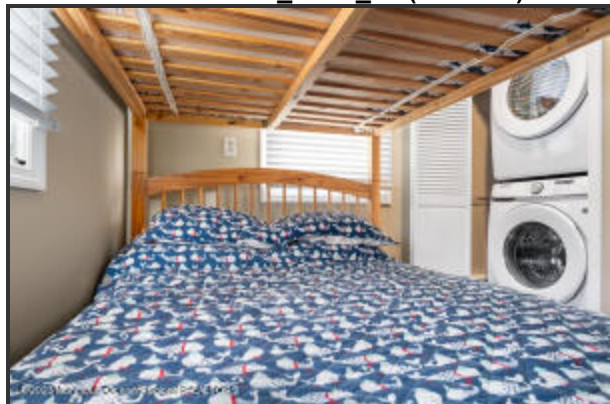
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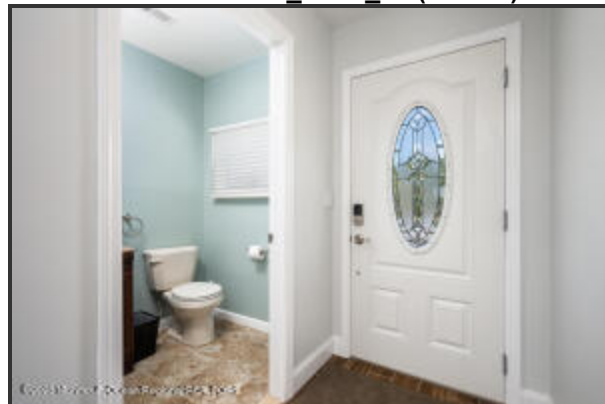
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975\_BHW\_Dr (20 of 47)



975\_BHW\_Dr (22 of 47)



975\_BHW\_Dr (23 of 47)



975\_BHW\_Dr (24 of 47)



975\_BHW\_Dr (25 of 47)



975\_BHW\_Dr (26 of 47)



975\_BHW\_Dr (27 of 47)



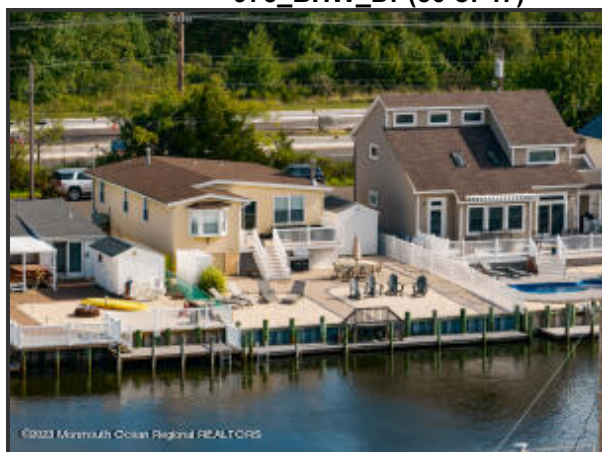
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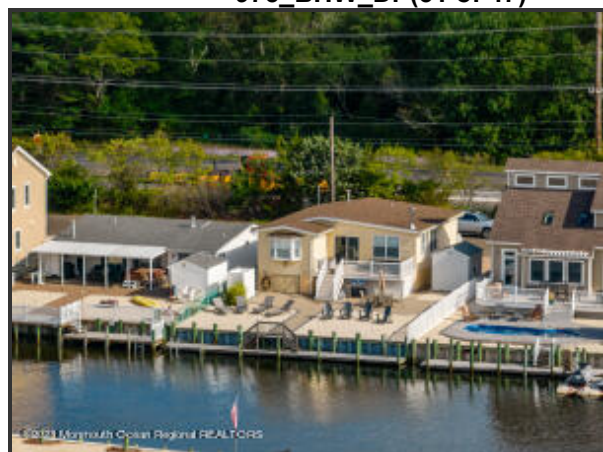
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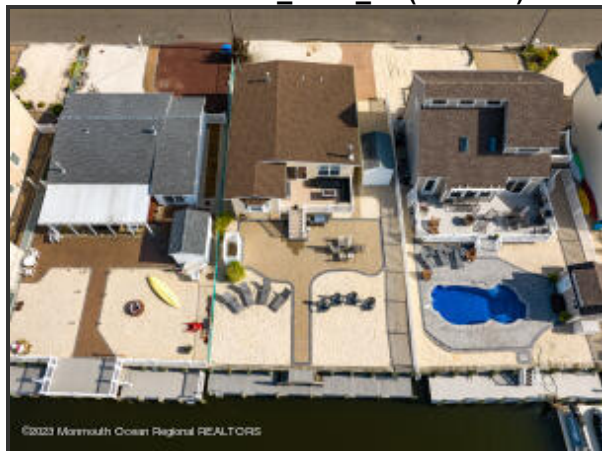


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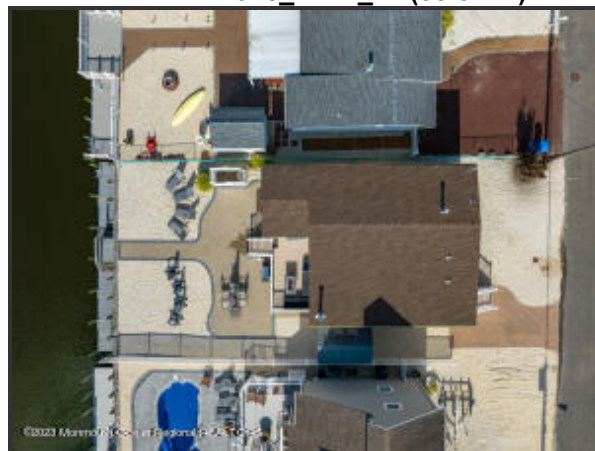
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975\_BHW\_Dr (36 of 47)



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975\_BHW\_Dr (38 of 47)



975\_BHW\_Dr (39 of 47)



975\_BHW\_Dr (40 of 47)



975\_BHW\_Dr (41 of 47)



975\_BHW\_Dr (42 of 47)



975\_BHW\_Dr (43 of 47)



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975\_BHW\_Dr (45 of 47)



975\_BHW\_Dr (46 of 47)



975\_BHW\_Dr (47 of 47)





