

*\*This is an example document.*

*All sensitive information has been removed to protect homeowner identities. All hidden data and metadata has been removed.*

 **mototext** Homes

# Mototext Property Evaluation Report

Prepared by Audrey Sullivan,  
Property Evaluator



# Before we get started...

Let's see how much the property is worth right now!

The two numbers below show the **Open Market Listing Price** and the **Highest Allowable Cash Offer** for the property.

## Open Market

**\$473,266.33**

Repairs and cleaning will be made, debts will need to be paid and showings take place to list on the market.

## All Cash Offer

**\$287,923.12**

The home is sold as is. No repairs or settlements are needed. Quick 7-21 day close. Simply pick up your check.

The choice between an open market sale and a cash sale hinges on your circumstances and priorities. Consider your timeline, financial needs, and risk tolerance when making your decision.



# Introduction

Throughout this document, you will find a detailed analysis of your property, including its market value, comparable properties in the area, tax information, transaction history, and more.

You will have a complete picture of your property's history and current status. But why is this important?

For one, it can help avoid costly mistakes. Undervaluing your property could mean leaving money on the table, while overpaying could strain your finances. By knowing the true value of your property, you can ensure that you are making the best decision for your financial future.

Additionally, this report can be a valuable tool when applying for loans or insurance, as it provides a comprehensive overview of your property's history and status.

We hope this report will be a valuable resource for you, whether you are looking to buy, sell, or simply keep track of your home's records.

Thank you for choosing Mototext Homes!





# I. Property Details Report

An initial breakdown of the property's features, basic tax information, district codes, and more.

## Property Detail Report

For Property Located At:

629 Chestnut St  
Roselle Park, NJ 07204-1319

### MLS Listing Information:

List Price:	\$385,000	Sale Date:	4/25/2023
Status:	Active	Days on Market:	8
Sub Status:		Is Rental:	No
Listing ID:	3840042		
Description:	Welcome to the lovely 3-bedroom, 2- bathroom Colonial located in the Roselle Park! Walk into an adorable enclosed porch where you can take in the morning sun and enjoy a nice cup of coffee. The first floor is complete with an elegant living space, formal dining room, and the charming kitchen which leads to the den/ office space of the house. Follow the stairs into three bedrooms with deep closets and a well maintained full bathroom. The attic provides a space that can be easily converted into another bedroom. The partially finished basement features a rec space that could be used to kick back and watch your favorite sports game. The basement also features a full bathroom, a dedicated laundry area and its utility area. Being a corner lot there is plenty of parking in front or on the side of the house. Beautiful original hard wood flooring underneath all of the carpeting! Enjoy suburban living and convenient commuting opportunities. Conveniently situated blocks away from the Train to NYC, Schools, Restaurants, and Stores, with close proximity to the Garden State Parkway. With so many reasons to love this home, this one will sell quickly! Best and Highest Due Monday May 1, 2023 at 5pm.		

### MLS Property Information:

Property Type:	Residential	APN:	
Sub Type:	Single Family Detached	Year Built:	1915
Bedrooms:	3	Lot Area:	0
Bathrooms:	2	Lot Acres:	
Living Area:	1,675	Number of Stories:	
Price Per Square Foot:			

### Interior Features

Fireplace Available:		Air Conditioning Type:	
Number of Fireplaces:		Basement Type:	
Fireplace Description:		Appliance Features:	Dryer,Washer
Interior Features:			

### Exterior Features

Parking Spaces:		Roof Type:	
Garage Type:		Exterior Wall Type:	
Pool Type:		Building Style:	
Porch Type:		Existing Structure Type:	
Patio Type:		Topography:	
Deck Type:		Lot Features:	
View Features:		Waterfront Features:	
Exterior Features:			

**Disclaimer: The calculations in this report are estimates based on the information entered by the individual generating the report. This report is not an indication of actual profit nor is it a promise of actual returns. This report, its designers and distributors are not responsible for any damages resulting from the use of this report, however caused.**

## Property Detail Report

For Property Located At:

629 Chestnut St  
Roselle Park, NJ 07204-1319

### Utility Information

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Water Type:  
Water Source:  
Water Amenities:  
Water Access:  
Water Heater Type:

Heating Type:  
Heating Fuel Type:  
Cooling Type:  
Cooling Fuel Type:

### Neighborhood Information

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Zoning:  
Neighborhood:  
School District:

Elementary School:  
Middle School:  
High School:

### Agent Information

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Agent Name:  
Agent Phone:  
Agent Email:  
Agent License #:  
Agent Address:

Office Name: UNITED REAL ESTATE  
Office Phone: 8885016953  
Office Email: info@urenj.com  
Office Address: 18-19 RIVER ROAD

### Owner Information:

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Owner 1 Name:  
Owner 1 Corporate: No  
Mailing Address: 629 CHESTNUT ST  
ROSELLE PARK, NJ 07204-1319  
Mailing Carrier Code: C028  
Mail Opt-Out:

Owner 2 Name:  
Owner 2 Corporate: No  
Owner Occupancy: Owner Occupied  
Ownership Type:  
Is Property Vacant:

### Value Information:

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Estimated Value: \$472,788  
Estimated Equity: \$458,067  
Mortgage Balance: \$14,721

Number of Open Liens: 1  
Open Lien Total: \$20,000  
Rent Amount: \$1,542

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## Property Detail Report

For Property Located At:

629 Chestnut St  
Roselle Park, NJ 07204-1319

### Property Characteristics

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Living Area:	1,675	Parking Type:	
Gross Area:		Driveway Type:	
Bedrooms:	3	Parking Capacity:	
Bath (F/H):	2	Garage Area:	
Total Rooms:	5	Basement Type:	
Commercial Units:		Basement Area:	
Residential Units:	1	Building Area:	1,674
Buildings:		Roof Type:	
Number of Stories:	2	Roof Material:	
Year Built:	1915	Interior Wall:	
Bathroom Fixtures:		Exterior Wall:	
Pool:		Floor Type:	
Air Conditioning:		Condition:	
Number of Fireplaces:		Construct Type:	Frame
Construction Quality:		Style:	
Water Type:		Sewer Type:	
Patio Type:		Heating Type:	
Porch Type:		Heating Fuel Type:	
Additional Info:		Property Class:	RESIDENTIAL
Fire Construction:			

### Site Information:

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Land Use:	Single Family Residential	Lot Number:	7
APN:	15 00708-0000-00007	Lot Area:	
Unformatted APN:	1500708000000007	Lot Acres:	0.115
APN Sequence:		Lot Width:	50
Zoning:	R1	Lot Depth:	100
Land Lot:		Lot Type:	
Development Phase:			

### Tax Information:

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Assessment Year:	2022	Property Tax:	\$11,228
Total Assessed Value:	\$271,000	Tax Year:	2022
Land Value:	\$126,000	Delinquent Year:	
Improvement Value:	\$145,000	Tax Area:	
Assessed Market Value:	\$271,000	Tax Account Number:	00010110
Market Land Value:	\$126,000	Tax Exemption:	
Market Improvement Value:	\$145,000		

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# Property Detail Report

For Property Located At:

629 Chestnut St  
Roselle Park, NJ 07204-1319

## Location Information:

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County:	Union	Township Range Section:	
Census Tract:	033800	Assessor Map Reference:	
District:	15	Tract Number:	
Jurisdiction:	ROSELLE PARK BORO	School District:	Roselle Park Borough School District
Section:		County Use:	2
Block:	708	State Use:	
Carrier Code:	C028	Tax Jurisdiction Code:	
Subdivision:		Tax District Code:	
Subdivision Unit:		Tax District Code 2:	
Location Influence		Tax District Code 3:	
Legal Description:	ADDITIONAL LOTS: 87 15		



## II. Comparative Market Analysis

Determine the value of your property and how it compares to others that have sold nearby.



# Comparative Market Analysis

629 Chestnut St, Roselle Park, NJ 07204

APN: 15 00708-0000-00007



**Bedrooms:** 3      **Year Built:** 1915  
**Bathrooms:** 2      **Square Feet:** 1,675

**Status:** On Market  
**Distressed:** No  
**Ownership:** Individual  
**Occupancy:** Owner Occupied  
**Property Type:** Single Family (SFR)  
**Owner Name:** [REDACTED]  
**Mailing Address:** 629 CHESTNUT ST  
ROSELLE PARK, NJ 07204

**Comparables**  
**Properties:** 29  
**Avg. Sale Price:** \$438,103  
**Days on Market:** 82

**Opportunity**  
**Estimated Value:** \$472,788  
**Estimated Equity:** \$458,067  
**Mortgage Balance:** \$14,721  
**Monthly Rent:** \$1,542  
**Liens:** \$0

## Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF NJ, COUNTY OF UNION, WITH A SITUS ADDRESS OF 629 CHESTNUT ST, ROSELLE PARK, NJ 07204-1319 C028 CURRENTLY OWNED BY [REDACTED] HAVING A TAX ASSESSOR NUMBER OF 15 00708-0000-00007 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 708 LOT: 7.

## Listing Description:

Welcome to the lovely 3-bedroom, 2- bathroom Colonial located in the Roselle Park! Walk into an adorable enclosed porch where you can take in the morning sun and enjoy a nice cup of coffee. The first floor is complete with an elegant living space, formal dining room, and the charming kitchen which leads to the den/ office space of the house. Follow the stairs into three bedrooms with deep closets and a well maintained full bathroom. The attic provides a space that can be easily converted into another bedroom. The partially finished basement features a rec space that could be used to kick back and watch your favorite sports game. The basement also features a full bathroom, a dedicated laundry area and its utility area. Being a corner lot there is plenty of parking in front or on the side of the house. Beautiful original hard wood flooring underneath all of the carpeting! Enjoy suburban living and convenient commuting opportunities. Conveniently situated blocks away from the Train to NYC, Schools, Restaurants, and Stores, with close proximity to the Garden State Parkway. With so many reasons to love this home, this one will sell quickly! Best and Highest Due Monday May 1, 2023 at 5pm.

## Last Market Sale

**Seller:**  
**Buyer:**  
**Rec. Date:**  
**Sale Date:**  
**Sale Price:**

## Current Listing Status

**Status:** Active  
**Date:** 4/25/2023  
**Price:** \$385,000

## Active Foreclosure Status

There is no foreclosure data available.

## Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
There is no association data available.				

## Property Details - Public Record

**Land Use:** Single Family Residential      **Lot Size:**      **Stories:** 2      **Parking Spaces:**  
**Zoning:** R1      **Living Area:** 1,675 SqFt.      **Pool:**      **Parking Type:**  
**Year Built:** 1915      **Bedrooms:** 3      **Fireplace:**      **Interior Wall:**  
**Style:**      **Bathrooms:** 2      **Heating:**      **Exterior Wall:**  
**Basement:**      **Total Rooms:**      **Cooling:**      **Price / Sq.Ft.**

## Open Liens

**Owner 1:** [REDACTED]      **Combined Loan To Value:** 3.11 %  
**Owner 2:** [REDACTED]      **Estimated Equity:** \$458,067

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
08/06/2008	1st / Trust Deed/Mortgage	\$20,000	Td Bank Na	[REDACTED]	Unknown	30 Years

## Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
There is no involuntary lien data available.					

### Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
09/24/2001	1st / Trust Deed/Mortgage	\$30,000	Union Center Nat'l Bank	[REDACTED]	Fixed Rate	3 Years

### Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
There is no transfer data available.					

### Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
There is no sale data available.					

### Tax Status

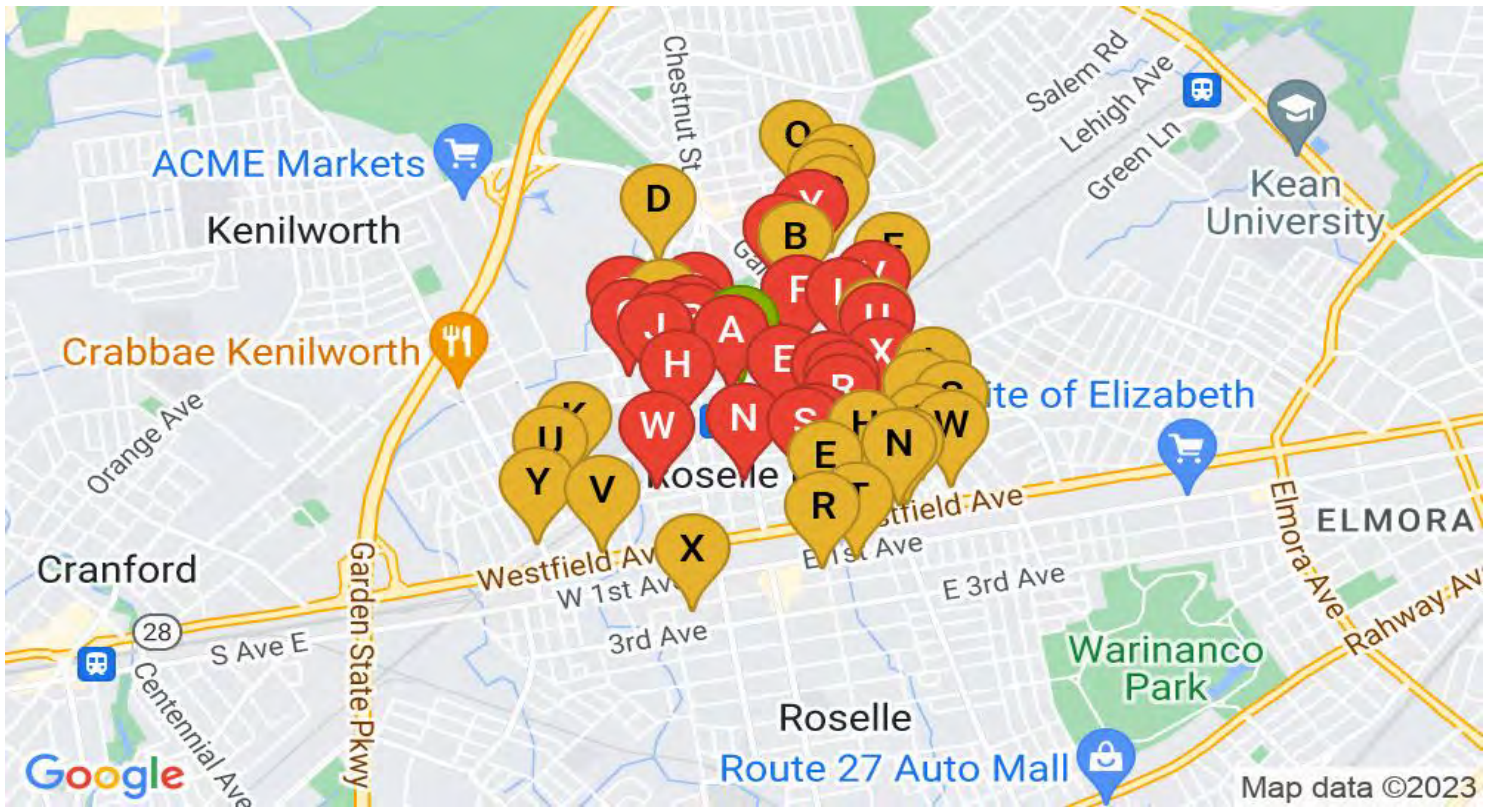
<b>Assessor Parcel #:</b>	15 00708-0000-00007	<b>Land Value:</b>	\$126,000	<b>Total Taxable Value:</b>	\$271,000
<b>Tax Year:</b>	2022	<b>Improvement Value:</b>	\$145,000	<b>Property Tax:</b>	\$11,228

### Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#
4/25/2023	Active - New Listing	\$385,000	\$230	1	[REDACTED]	UNITED REAL ESTATE	3840042

### Comparables & Nearby Listings

Subject Property: 629 Chestnut St, Roselle Park, NJ 07204-1319



● Subject Property    
 ● Comparables    
 ● Nearby Listings

COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.05		620 Chestnut St, Roselle Park, Nj 07204	1/26/23	\$350,000			1,414	\$248	3		6,000	95
B	0.15		708 Filbert St, Roselle Park, Nj 07204	6/23/22	\$385,000			1,591	\$242	3	1	3,441	97
C	0.16		718 Filbert St, Roselle Park, Nj 07204	10/18/22	\$487,000			1,758	\$277	3		3,906	96
D	0.18		815 Filbert St, Roselle Park, Nj 07204	6/15/22	\$490,000			1,368	\$358	4	2	5,000	96

E	0.18	45 E Webster Ave, Roselle Park, Nj 07204	3/10/23	\$460,000			1,576	\$292	4	2	4,300	101
F	0.2	128 E Roselle Ave, Roselle Park, Nj 07204	12/13/22	\$465,000			1,382	\$336	4		10,001	74
G	0.22	717 Elm St, Roselle Park, Nj 07204	8/26/22	\$412,000			1,531	\$269	3		5,750	87
H	0.24	519 Elm St, Roselle Park, Nj 07204	8/04/22	\$329,000			1,591	\$207			5,750	93
I	0.25	811 Elm St, Roselle Park, Nj 07204	6/01/22	\$275,000			1,629	\$169	3		230	93
J	0.26	129 W Colfax Ave, Roselle Park, Nj 07204	1/23/23	\$525,000			1,431	\$367	4	2	4,500	92
K	0.31	420 Cherry St, Roselle Park, Nj 07204	7/28/22	\$465,000			1,380	\$337	3	2.5	4,800	99
L	0.32	238 Lehigh Ave, Roselle Park, Nj 07204	8/10/22	\$490,000			1,440	\$340	3		1,538	82
M	0.33	932 Galloping Hill Rd, Union, Nj 07083	10/06/22	\$485,000			1,365	\$355	4		5,446	71
N	0.33	11 W Grant Ave, Roselle Park, Nj 07204	6/10/22	\$440,000			1,773	\$248	3		4,000	107
O	0.34	156 W Roselle Ave, Roselle Park, Nj 07204	6/13/22	\$360,000			1,419	\$254	3	1	200	96
P	0.36	173 E Clay Ave, Roselle Park, Nj 07204	9/07/22	\$455,000			1,612	\$282	3	2	4,000	101
Q	0.37	158 W Sumner Ave, Roselle Park, Nj 07204	8/26/22	\$570,000			1,665	\$342	4	4	400	75
R	0.38	164 E Clay Ave, Roselle Park, Nj 07204	9/02/22	\$310,000			1,900	\$163			10,000	100
S	0.39	208 Walnut St, Roselle Park, Nj 07204	11/21/22	\$462,000			1,408	\$328	3		4,720	118
T	0.4	209 Walnut St, Roselle Park, Nj 07204	5/12/22	\$400,000			1,498	\$267			4,375	118
U	0.41	319 E Lincoln Ave, Roselle Park, Nj 07204	5/13/22	\$520,000			1,591	\$327	4		3,400	97
V	0.43	743 Woodland Ave, Roselle Park, Nj 07204	5/26/22	\$355,000			1,433	\$248	3	2	4,200	73
W	0.44	162 Franklin Pl, Roselle Park, Nj 07204	1/26/23	\$575,000			1,986	\$290	4		5,000	68
X	0.44	314 E Webster Ave, Roselle Park, Nj 07204	7/27/22	\$460,000			1,492	\$308	4	2	4,800	99
Y	0.45	341 Huntington Rd, Union, Nj 07083	7/06/22	\$530,000			1,620	\$327	3	2	6,300	83

**L: Listed      F: Foreclosure      P: Pre-Foreclosure      A: Auction**

NEARBY LISTINGS													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.25	C	811 Elm St, Roselle Park, Nj 07204	6/01/22	\$275,000	3/14/23	\$489,000	1,629	\$300	3		230	93
B	0.33	A	912 Galloping Hill Rd, Union, Nj 07083	4/25/06	\$360,000	3/21/23	\$399,900			4	2		63
C	0.41	C	612 Sherman Ave, Roselle Park, Nj 07204	2/14/05	\$301,000	3/04/23	\$459,900	1,909	\$241	4	2	4,320	94
D	0.48	A	103 Walton Ave, Union, Nj 07083	6/15/81		4/12/23	\$525,000			4	2		55
E	0.52	A	105 E Westfield Ave, Roselle Park, Nj 07204	2/15/22	\$725,000	4/17/23	\$1,500	3,778	\$0				73
F	0.52	A	325 Trotting Rd, Union, Nj 07083	12/22/97	\$223,000	4/16/23	\$2,200	1,600	\$1	3	2		58
G	0.52	P	370 Martin Rd, Union, Nj 07083	6/16/98	\$163,000	3/06/23	\$449,000			3	2		83
H	0.52	P	141 Dalton St, Roselle Park, Nj 07204	6/09/10	\$215,000	11/23/22	\$330,000	3,484	\$95	3	2		83
I	0.56	P	386 Huntington Rd, Union, Nj 07083	5/02/96	\$197,000	2/24/23	\$585,900			3	3		68
J	0.58	P	353 E Grant Ave, Roselle Park, Nj 07204	3/06/17	\$230,000	2/21/23	\$425,000	1,358	\$313	3	2		73
K	0.6	A	284 W Webster Ave, Roselle Park, Nj 07204	2/13/20	\$350,000	3/29/23	\$535,000	2,187	\$245	4	3		123
L	0.6	P	315 Sheridan Ave, Roselle Park, Nj 07204	11/30/04	\$280,000	2/27/23	\$449,000	1,692	\$265	3	3		118
M	0.62	P	412 Huntington Rd, Union, Nj 07083			3/27/23	\$399,000	1,529	\$261	4	2		75
N	0.63	P	243 E Westfield Ave, Roselle Park, Nj 07204	1/27/20	\$280,000	1/13/22	\$499,900	3,264	\$153				
O	0.64	P	213 Magie Ave, Roselle Park, Nj 07204			4/01/23	\$460,000	1,273	\$361	4	2		106
P	0.65	A	251 E Westfield Ave, Roselle Park, Nj 07204	9/26/19	\$265,000	4/15/23	\$470,000	1,850	\$254	4	2		98
Q	0.65	P	337 Delaware Ave, Union, Nj 07083	1/10/18	\$289,000	3/06/23	\$509,000	1,670	\$305	3	2		84
R	0.67	A	112 Walnut St, Roselle, Nj 07203	2/20/09	\$155,000	4/02/23	\$375,000	1,226	\$306	3	2	9,999	133
S	0.69	A	210 Sheridan Ave, Roselle Park, Nj 07204	8/13/15	\$346,900	3/24/23	\$545,000	2,265	\$241	4		4,000	51
T	0.69	A	236 E 1st Ave, Roselle, Nj 07203			12/13/22	\$550,000	2,168	\$254	4	2		113
U	0.71	A	426 Willow Ave, Roselle Park, Nj 07204	11/09/22	\$290,000	3/30/23	\$599,000	1,350	\$444	4	2	7,500	118

V	0.71	P	105 Roosevelt St, Roselle Park, Nj 07204			2/01/23	\$389,000	1,352	\$288	4	2	212	95
W	0.73	A	117 Pershing Ave, Roselle Park, Nj 07204	9/04/96	\$125,000	4/10/23	\$439,000	1,244	\$353	3	2		103
X	0.78	A	229 W 2nd Ave, Roselle, Nj 07203	8/23/21	\$300,000	3/26/23	\$590,000	3,700	\$159	6	3		56
Y	0.82	A	400 Seaton Ave, Roselle Park, Nj 07204	10/10/89	\$75,000	3/08/23	\$999,900	4,863	\$206			6,000	56

**A: Active      P: Pending      C: Contingent**



Property Images (20)







5213321



5213321



5213321



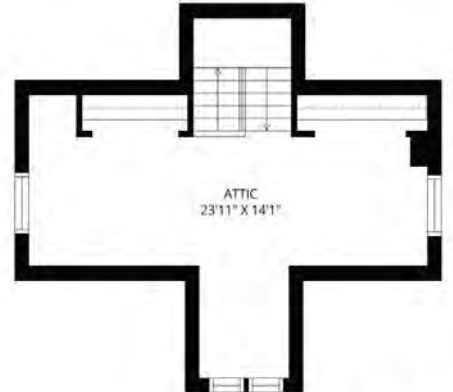
**LOWER LEVEL**

5213321



**SECOND FLOOR**

5213321



**THIRD FLOOR**

5213321



**FIRST FLOOR**

5213321



**FIRST FLOOR**

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**LOWER LEVEL**

5213321



# Statistics for Roselle Park, NJ

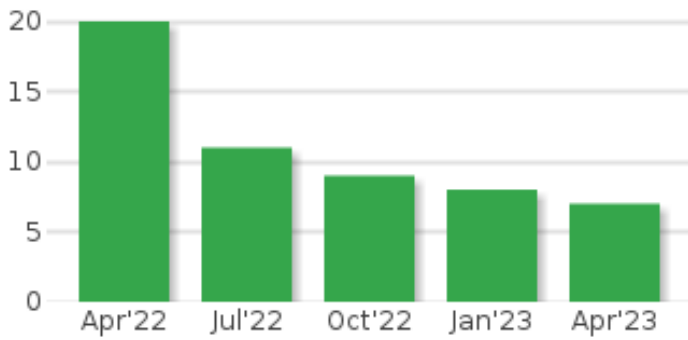


**1.27 %** Last 30 Days Price Change



**3.31 %** Last 30 Days Rent Change

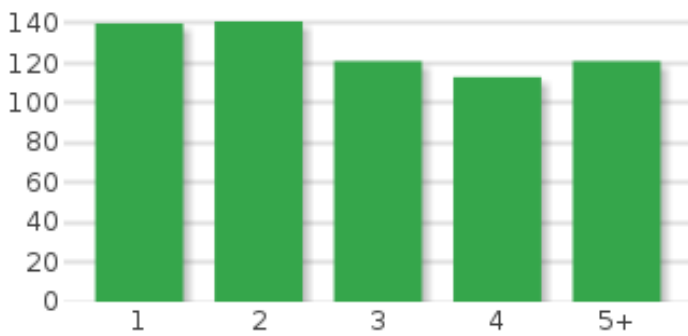
## New Pre-Foreclosures



## \$ / SqFt



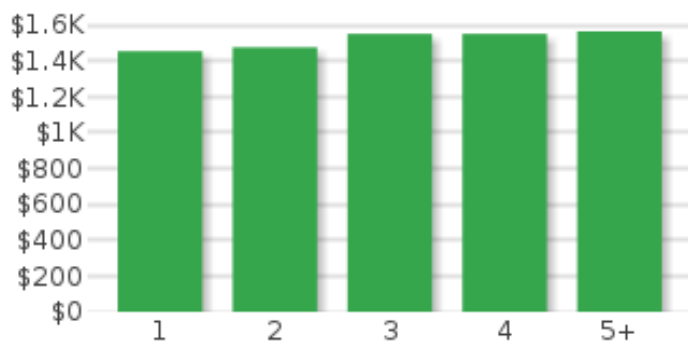
## Average Days on Market



## List Price vs. Sale Price



## Average Monthly Rent




## Days on Market vs. Inventory




## Statistics for Roselle Park, NJ


### Market Trend

 0 %  
9  
New Listings


### Last 30 Days

 0 %  
6  
Closed Sales


### Market Trend

 0 %  
134  
New Listings


### Last 6 Months

 0 %  
71  
Closed Sales


### Listing Trend

 0 %  
13  
Homes for Sale


### Last 30 Days


 -3.6 %  
\$341,092  
Average List Price


### Listing Trend


 0 %  
157  
Homes for Sale


### Last 6 Months

 0.64 %  
\$345,243  
Average List Price


 -1.38 %  
\$197  
Average List \$ / SqFt

 16.54 %  
204  
Average DOM


 12.92 %  
\$181  
Average List \$ / SqFt

 2.42 %  
168  
Average DOM


### Sales Trend

 0 %  
2  
Homes Sold


### Last 30 Days


 38.9 %  
\$574,500  
Average Sale Price


### Sales Trend


 0 %  
89  
Homes Sold


### Last 6 Months

 2.25 %  
\$377,842  
Average Sale Price

 -35.52 %  
\$155  
Average Sale \$ / SqFt

 37.86 %  
130  
Average DOM

 -2.56 %  
\$232  
Average Sale \$ / SqFt

 -20.33 %  
108  
Average DOM



## III. Property Comparables

We've located similar properties in the neighborhood. These comps are useful when investing, selling, and predicting the local housing market.

## Sales Comparable

629 Chestnut St, Roselle Park, NJ 07204-1319

APN: 15 00708-0000-00007 / County: Union



### Subject Property

629 Chestnut St, Roselle Park, NJ 07204-1319

Owner Name:

Mailing Address:

629 CHESTNUT ST, ROSELLE PARK, NJ 07204-1319

Owner Status:

Owner Occupied

Length of Ownership:

Current Occupancy:

Owner Occupied

**Property Type:** Single Family Residential

Status:

On Market

**Beds:** 3

**Baths:** 2.0

Heating:

Distressed:

No

Total Rooms:

Cooling:

Short Sale:

No

SqFt:

1,675

Floor Coverings:

HOA/COA:

No

Lot Size/Acres:

Total Assd Val:

\$271,000

Year Built/Eff:

1915

Land Assd Val:

\$126,000

Parking Type:

Imp Assd Val:

\$145,000

Pool:

Assd Year:

2022

### Current Listing Status

Listing Status: ACTIVE

Listing Date: 4/25/2023

Listing Price: \$385,000

DOM: 8

Price Change Date:

Price Change Amount:

Price Change %:

### Public Record Sales

Last Sale Date:

Last Sale Price:

Last Purchase Method:

Prior Sale Date:

Prior Sale Price:

Prior Purchase Method:

### MLS Sales

Last Sale Date:

Last Sale Price:

Last Listing Date:

Last DOM:

Prior Sale Date:

Prior Sale Price:

Prior Listing Date:

Prior DOM:

### Search Criteria

**Data Set** Public Record & MLS

**Sale Date** >= 5/02/2022

**Square Feet** 1,424 - 1,926

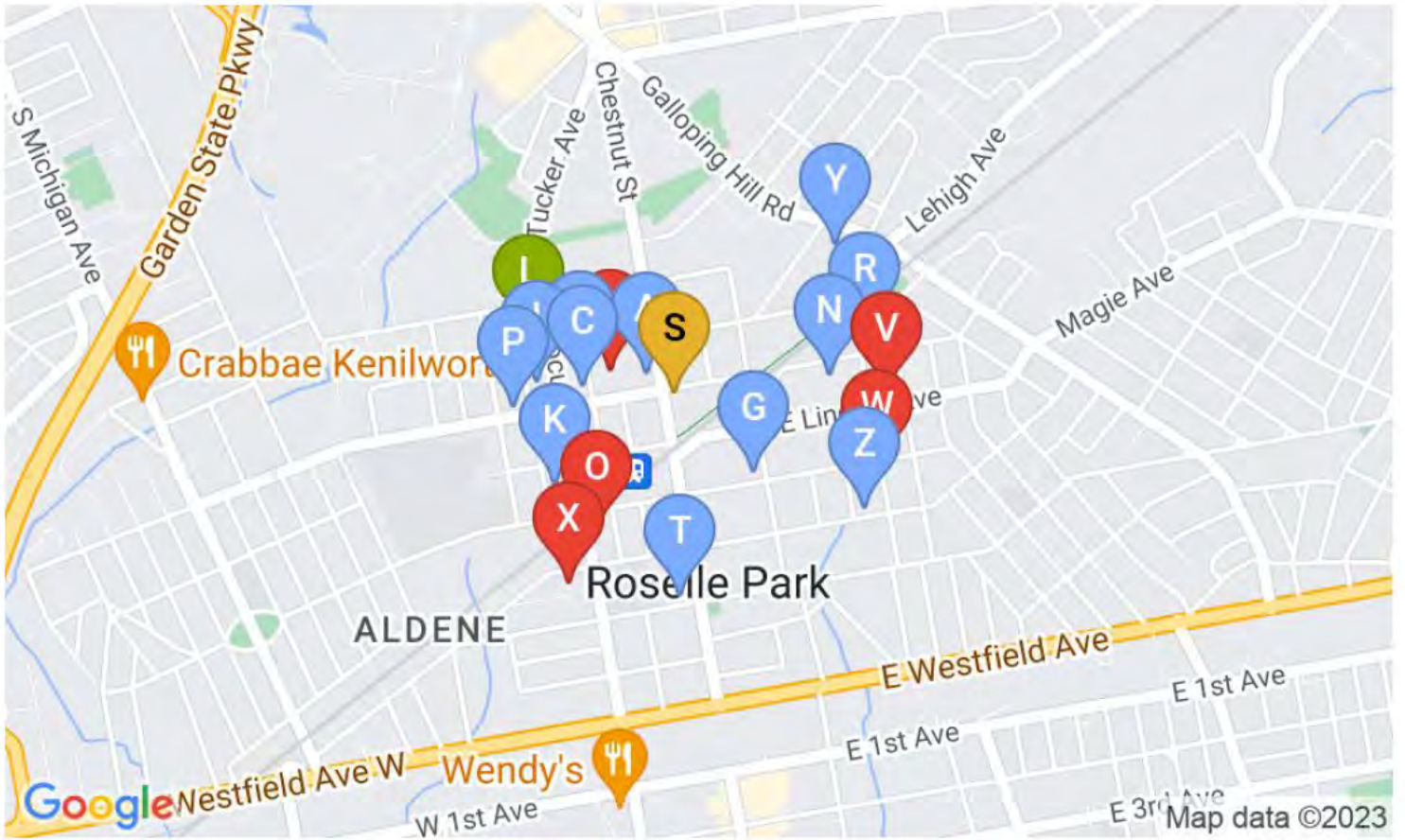
**Distance** 0.5 Miles

Sold Comps	Subject	Low	High	Average
Sale Price	-	\$3,590	\$570,000	\$434,508
SqFt	1,675	1,431	1,900	1,595
Price/SqFt	-	\$2.16	\$366.88	\$274.07
Bedrooms	3	3	4	3
Baths	2	1	4	2
Lot Size/Acres	-/0.115	230/0.005	10,000/0.23	4,339/0.1
Year Built	1915	1905	1950	1930
Distance from Subject	-	0.05	0.46	0.332

On Market Comps	Subject	Low	High	Average
Sale Price	-	\$459,900	\$489,000	\$474,450
SqFt	1,675	1,629	1,909	1,769
Price/SqFt	-	\$240.91	\$300.18	\$270.55
Bedrooms	3	3	4	4
Baths	2	2	2	2
Lot Size/Acres	-/0.115	230/0.005	4,320/0.099	2,275/0.052
Year Built	1915	1929	1930	1930
Distance from Subject	-	0.25	0.41	0.33

Failed Comps	Subject	Low	High	Average
Sale Price	-	\$229,000	\$599,999	\$434,725
SqFt	1,675	1,446	1,744	1,616
Price/SqFt	-	\$131.31	\$389.1	\$272.06
Bedrooms	3	3	4	4
Baths	2	2	2	2
Lot Size/Acres	-/0.115	3,500/0.08	9,750/0.223	4,950/0.113
Year Built	1915	1925	1955	1931
Distance from Subject	-	0.11	0.49	0.346





● Subject Property    
 ● Sold Comps    
 ● Active Comps    
 ● Failed Comps

	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	Beds	Bath	Year Built	Distance
<b>A</b>	MLS	708 Chestnut St	Sold	02/2023	\$302,440/est	1,520	\$198.97	4	2	1923	0.05 mi
<b>B</b>	MLS	716 Willis Pl	Fail	04/2023	\$444,900	1,446	\$307.68	3	2	1926	0.11 mi
<b>C</b>	MLS	708 Filbert St	Sold	06/2022	\$385,000/est	1,591	\$241.99	3	1	1926	0.15 mi
<b>D</b>	Public Record	708 Filbert St	Sold	6/23/2022	\$385,000	1,591	\$241.99	3	1	1926	0.15 mi
<b>E</b>	MLS	718 Filbert St	Sold	10/2022	\$487,000/est	1,758	\$277.02	3		1927	0.16 mi
<b>F</b>	Public Record	718 Filbert St	Sold	10/18/2022	\$487,000	1,758	\$277.02	3		1927	0.16 mi
<b>G</b>	MLS	45 E Webster Ave	Sold	03/2023	\$460,000/est	1,576	\$291.88	4	2	1922	0.18 mi
<b>H</b>	Public Record	45 E Webster Ave	Sold	3/10/2023	\$460,000	1,576	\$291.88	4	2	1922	0.18 mi
<b>I</b>	MLS	717 Elm St	Sold	08/2022	\$412,000/est	1,531	\$269.11	3		1936	0.22 mi
<b>J</b>	Public Record	717 Elm St	Sold	8/26/2022	\$412,000	1,531	\$269.11	3		1936	0.22 mi
<b>K</b>	Public Record	519 Elm St	Sold	8/04/2022	\$329,000	1,591	\$206.79			1930	0.24 mi



**629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)**

APN: 15 00708-0000-00007

Beds: 3

Baths: 2

Last Sale Date:

SqFt: 1,675

Year Built/Eff: 1915/1915

Last Sale Price:

Lot Size/Acres: 0.115

Est. Value: \$472,788



**629 Chestnut St, Roselle Park, NJ 07204-1319**

APN: 15 00708-0000-00007 / County: Union

	Source	Address	Status	Date	Amount	SqFt	PPSqFt.	Beds	Bath	Year Built	Distance
L	MLS	811 Elm St	Contingent	3/14/2023	\$489,000	1,629	\$300.18	3		1930	0.25 mi
M	Public Record	811 Elm St	Sold	6/01/2022	\$275,000	1,629	\$168.82	3		1930	0.25 mi
N	MLS	150 E Colfax Ave	Sold	09/2022	\$510,000/est	1,579	\$322.99	3	3	1950	0.25 mi
O	MLS	419 Locust St	Fail	09/2022	\$229,000	1,744	\$131.31	3		1926	0.26 mi
P	MLS	129 W Colfax Ave	Sold	01/2023	\$525,000/est	1,431	\$366.88	4	2	1931	0.26 mi
Q	Public Record	129 W Colfax Ave	Sold	1/23/2023	\$525,000	1,431	\$366.88	4	2	1931	0.26 mi
R	Public Record	238 Lehigh Ave	Sold	8/10/2022	\$490,000	1,440	\$340.28	3		1941	0.32 mi
S	MLS	238 Lehigh Ave	Sold	08/2022	\$490,000/est	1,440	\$340.28	3		1941	0.32 mi
T	Public Record	11 W Grant Ave	Sold	6/10/2022	\$440,000	1,773	\$248.17	3		1916	0.33 mi
U	MLS	11 W Grant Ave	Sold	07/2022	\$440,000/est	1,773	\$248.17	3		1916	0.33 mi
V	MLS	213 E Lincoln Ave	Fail	05/2022	\$449,000	1,666	\$269.51	3		1931	0.34 mi
W	MLS	434 Spruce St	Fail	01/2023	\$419,900	1,689	\$248.61	4	2	1927	0.35 mi
X	MLS	112 W Clay Ave	Fail	11/2022	\$425,000	1,632	\$260.42	3		1955	0.35 mi
Y	MLS	207 Maple St	Sold	02/2023	\$3,590/est	1,664	\$2.16	3	2	1929	0.36 mi
Z	MLS	173 E Clay Ave	Sold	09/2022	\$454,200/est	1,612	\$281.76	3	2	1922	0.36 mi



**629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)**

APN: 15 00708-0000-00007

Beds: 3

Baths: 2

Last Sale Date:

SqFt: 1,675

Year Built/Eff: 1915/1915

Last Sale Price:

Lot Size/Acres: 0.115

Est. Value: \$472,788

**1**



photo coming soon

**708 Chestnut St, Roselle Park, NJ 07204** Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00414-0000-00023 Status: Sold

Beds:	4	Baths:	2	Total Rooms:	Heating:	Steam	Date:	02/2023
SqFt:	1,520	Parking Type:		Cooling:	Other	Amount:	\$302,440/est	
Lot Size / Acres:	7,700/0.177	Pool:	No	Floor Covering:		Orig. List Date:	10/28/2022	
Year Built / Eff:	1923 / 1923					DOM:	106	

MLS Distance: 0.05 mi Estimated Value: \$483,768 Tax Assessed Value / Year: \$286,300 / 2022

**2**




photo coming soon

**716 Willis Pl, Roselle Park, NJ 07204** Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00414-0000-00011 Status: Fail

Beds:	3	Baths:	2	Total Rooms:	Heating:	Other	Date:	04/2023
SqFt:	1,446	Parking Type:		Cooling:	Window/Unit	Amount:	\$444,900	
Lot Size / Acres:	3,751/0.086	Pool:	No	Floor Covering:		Orig. List Date:	4/14/2023	
Year Built / Eff:	1926 / 1926					DOM:	-1	

MLS Distance: 0.11 mi Estimated Value: \$475,299 Tax Assessed Value / Year: \$266,100 / 2022

**3**



photo coming soon

**708 Filbert St, Roselle Park, NJ 07204** Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00413-0000-00015 Status: Sold

Beds:	3	Baths:	1	Total Rooms:	Heating:	BASEBOARD -	Date:	06/2022
SqFt:	1,591	Parking Type:		Cooling:	3 UNITS	Amount:	\$385,000/est	
Lot Size / Acres:	3,441/0.079	Pool:	No	Floor Covering:		Orig. List Date:	4/19/2022	
Year Built / Eff:	1926 / 1926					DOM:	66	

MLS Distance: 0.15 mi Estimated Value: \$440,908 Tax Assessed Value / Year: \$248,000 / 2022



**629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)**  
**APN: 15 00708-0000-00007**

Beds:	3	Baths:	2	Last Sale Date:
SqFt:	1,675	Year Built/Eff:	1915/1915	Last Sale Price:
Lot Size/Acres:	0.115			Est. Value:

Est. Value: \$472,788



4



708 Filbert St, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name: [REDACTED]  
 Mailing Address: 708 FILBERT ST, ROSELLE PARK, NJ 07204  
 Owner Status: Owner Occupied  
 Occupancy: Occupied

APN: 15 00413-0000-00015

Status: Sold

Beds: 3	Baths: 1	Total Rooms:	Heating: BASEBOARD	Date: 6/23/2022
SqFt: 1,591	Parking Type:	Cooling: 3 UNITS	Amount: \$385,000	
Lot Size / Acres: 3,441/0.079	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1926 / 1926			DOM:	

Public Record Distance: 0.15 mi Estimated Value: \$440,908 Tax Assessed Value / Year: \$248,000 / 2022

5



718 Filbert St, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:  
 Mailing Address:  
 Owner Status:  
 Occupancy: Occupied

APN: 15 00413-0000-00012

Status: Sold

Beds: 3	Baths:	Total Rooms:	Heating: 2 UNITS	Date: 10/2022
SqFt: 1,758	Parking Type:	Cooling: 1 UNIT	Amount: \$487,000/est	
Lot Size / Acres: 3,906/0.09	Pool: No	Floor Covering:	Orig. List Date: 8/23/2022	
Year Built / Eff: 1927 / 1927			DOM: 57	

MLS Distance: 0.16 mi Estimated Value: \$486,886 Tax Assessed Value / Year: \$288,300 / 2022

6



718 Filbert St, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name: [REDACTED]  
 Mailing Address: 718 FILBERT ST, ROSELLE PARK, NJ 07204  
 Owner Status: Owner Occupied  
 Occupancy: Occupied

APN: 15 00413-0000-00012

Status: Sold

Beds: 3	Baths:	Total Rooms:	Heating: 2 UNITS	Date: 10/18/2022
SqFt: 1,758	Parking Type:	Cooling: 1 UNIT	Amount: \$487,000	
Lot Size / Acres: 3,906/0.09	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1927 / 1927			DOM:	

Public Record Distance: 0.16 mi Estimated Value: \$486,886 Tax Assessed Value / Year: \$288,300 / 2022



629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)

APN: 15 00708-0000-00007

Beds: 3	Baths: 2	Last Sale Date:
SqFt: 1,675	Year Built/Eff: 1915/1915	Last Sale Price:
Lot Size/Acres: 0.115		Est. Value: \$472,788



7



photo coming soon

45 E Webster Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00801-0000-00020

Status: Sold

Beds:	4	Baths:	2	Total Rooms:	Heating:	1 UNIT	Date:	03/2023
SqFt:	1,576	Parking Type:		Cooling:	WINDOW A/C	Amount:	\$460,000/est	
Lot Size / Acres:	4,300/0.099	Pool:	No	Floor Covering:		Orig. List Date:	11/24/2022	
Year Built / Eff:	1922 / 1922					DOM:	107	

MLS Distance: 0.18 mi Estimated Value: \$439,943 Tax Assessed Value / Year: \$251,600 / 2022

8



Photo Not Available

45 E Webster Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address: 45 E WEBSTER AVE, ROSELLE PARK, NJ 07204

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 15 00801-0000-00020

Status: Sold

Beds:	4	Baths:	2	Total Rooms:	Heating:	1 UNIT	Date:	3/10/2023
SqFt:	1,576	Parking Type:		Cooling:	WINDOW A/C	Amount:	\$460,000	
Lot Size / Acres:	4,300/0.099	Pool:	No	Floor Covering:		Orig. List Date:		
Year Built / Eff:	1922 / 1922					DOM:		

Public Record Distance: 0.18 mi Estimated Value: \$439,943 Tax Assessed Value / Year: \$251,600 / 2022

9



photo coming soon

717 Elm St, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00412-0000-00004

Status: Sold

Beds:	3	Baths:		Total Rooms:	Heating:	BASEBOARD -	Date:	08/2022
SqFt:	1,531	Parking Type:		Cooling:	WINDOW A/C	Amount:	\$412,000/est	
Lot Size / Acres:	5,750/0.132	Pool:	No	Floor Covering:		Orig. List Date:	6/28/2022	
Year Built / Eff:	1936 / 1936					DOM:	60	

MLS Distance: 0.22 mi Estimated Value: \$453,354 Tax Assessed Value / Year: \$267,500 / 2022



629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)

APN: 15 00708-0000-00007

Beds:	3	Baths:	2	Last Sale Date:
SqFt:	1,675	Year Built/Eff:	1915/1915	Last Sale Price:
Lot Size/Acres:	0.115			Est. Value:
				\$472,788



10



717 Elm St, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name: [REDACTED]  
 Mailing Address: 717 ELM ST, ROSELLE PARK, NJ 07204  
 Owner Status: Owner Occupied  
 Occupancy: Occupied

APN: 15 00412-0000-00004

Status: Sold

Beds: 3	Baths: 1	Total Rooms: 3	Heating: BASEBOARD	Date: 8/26/2022
SqFt: 1,531	Parking Type:	Cooling: WINDOW A/C	Amount: \$412,000	
Lot Size / Acres: 5,750/0.132	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1936 / 1936			DOM:	

Public Record Distance: 0.22 mi Estimated Value: \$453,354 Tax Assessed Value / Year: \$267,500 / 2022

11



519 Elm St, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name: [REDACTED]  
 Mailing Address: 519 ELM ST, ROSELLE PARK, NJ 07204  
 Owner Status: Owner Occupied  
 Occupancy: Occupied

APN: 15 00502-0000-00005

Status: Sold

Beds: 3	Baths: 1	Total Rooms: 3	Heating: BASEBOARD	Date: 8/04/2022
SqFt: 1,591	Parking Type:	Cooling: WINDOW A/C	Amount: \$329,000	
Lot Size / Acres: 5,750/0.132	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1930 / 1930			DOM:	

Public Record Distance: 0.24 mi Estimated Value: \$472,635 Tax Assessed Value / Year: \$264,200 / 2022

12



photo coming soon

811 Elm St, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:  
 Mailing Address:  
 Owner Status:  
 Occupancy: Occupied

APN: 15 00404-0000-00003

Status: Contingent

Beds: 3	Baths: 1	Total Rooms: 3	Heating: 1 UNIT	Date: 3/14/2023
SqFt: 1,629	Parking Type:	Cooling: CENTRAL	Amount: \$489,000	
Lot Size / Acres: 230/0.005	Pool: No	Floor Covering:	Orig. List Date: 3/14/2023	
Year Built / Eff: 1930 / 1930			DOM: 1	

MLS Distance: 0.25 mi Estimated Value: \$488,013 Tax Assessed Value / Year: \$237,200 / 2022



629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)

APN: 15 00708-0000-00007

Beds: 3	Baths: 2	Last Sale Date:
SqFt: 1,675	Year Built/Eff: 1915/1915	Last Sale Price:
Lot Size/Acres: 0.115		Est. Value: \$472,788



13



**811 Elm St, Roselle Park, NJ 07204**

Property Type: Single Family

Owner Name: [REDACTED]  
 Mailing Address: 51 ST LAWRENCE WAY, MARLBORO, NJ 07746  
 Owner Status: Non-Owner Occupied  
 Occupancy: Occupied

APN: 15 00404-0000-00003

Status: Sold

Beds: 3	Baths:	Total Rooms:	Heating: 1 UNIT	Date: 6/01/2022
SqFt: 1,629		Parking Type:	Cooling: CENTRAL	Amount: \$275,000
Lot Size / Acres: 230/0.005	Pool: No	Floor Covering:	Orig. List Date:	
Year Built / Eff: 1930 / 1930			DOM:	

**Public Record**      Distance: 0.25 mi      Estimated Value: \$488,013      Tax Assessed Value / Year: \$237,200 / 2022

14



photo coming soon

**150 E Colfax Ave, Roselle Park, NJ 07204**

Property Type: Single Family

Owner Name:  
 Mailing Address:  
 Owner Status:  
 Occupancy: Occupied

APN: 15 00714-0000-00016

Status: Sold

Beds: 3	Baths: 3	Total Rooms:	Heating: 2 UNITS	Date: 09/2022
SqFt: 1,579		Parking Type:	Cooling: 2 UNITS	Amount: \$510,000/est
Lot Size / Acres: 10,000/0.23	Pool: No	Floor Covering:	Orig. List Date: 6/09/2022	
Year Built / Eff: 1950 / 1950			DOM: 96	

**MLS**      Distance: 0.25 mi      Estimated Value: \$498,566      Tax Assessed Value / Year: \$244,800 / 2022

15



photo coming soon

**419 Locust St, Roselle Park, NJ 07204**

Property Type: Single Family

Owner Name:  
 Mailing Address:  
 Owner Status:  
 Occupancy: Occupied

APN: 15 00509-0000-00005

Status: Fail

Beds: 3	Baths:	Total Rooms:	Heating: RADIATORS -	Date: 09/2022
SqFt: 1,744		Parking Type:	Cooling: WALL A/C UNIT	Amount: \$229,000
Lot Size / Acres: 3,500/0.08	Pool: No	Floor Covering:	Orig. List Date: 9/24/2022	
Year Built / Eff: 1926 / 1926			DOM: 1	

**MLS**      Distance: 0.26 mi      Estimated Value: \$228,984      Tax Assessed Value / Year: \$241,700 / 2022



**629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)**

APN: 15 00708-0000-00007

Beds: 3	Baths: 2	Last Sale Date:
SqFt: 1,675	Year Built/Eff: 1915/1915	Last Sale Price:
Lot Size/Acres: 0.115		Est. Value: \$472,788



16



photo coming soon

129 W Colfax Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00411-0000-00019

Status: Sold

Beds:	4	Baths:	2	Total Rooms:		Heating:	1 UNIT	Date:	01/2023	
SqFt:	1,431	Parking Type:		Cooling:		1 UNIT	Amount:	\$525,000/est		
Lot Size / Acres:	4,500/0.103	Pool:	No	Floor Covering:		Orig. List Date:	12/05/2022			
Year Built / Eff:	1931 / 1931						DOM:	50		

MLS

Distance: 0.26 mi

Estimated Value: \$469,611

Tax Assessed Value / Year: \$237,100 / 2022

17



Photo Not Available

129 W Colfax Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address: 55 MALLORY AVE #69, JERSEY CITY, NJ 07305

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 15 00411-0000-00019

Status: Sold

Beds:	4	Baths:	2	Total Rooms:		Heating:	1 UNIT	Date:	1/23/2023	
SqFt:	1,431	Parking Type:		Cooling:		1 UNIT	Amount:	\$525,000		
Lot Size / Acres:	4,500/0.103	Pool:	No	Floor Covering:		Orig. List Date:				
Year Built / Eff:	1931 / 1931						DOM:			

Public Record

Distance: 0.26 mi

Estimated Value: \$469,611

Tax Assessed Value / Year: \$237,100 / 2022

18



Photo Not Available

238 Lehigh Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address: 238 LEHIGH AVE, ROSELLE PARK, NJ 07204

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 15 00710-0000-00005

Status: Sold

Beds:	3	Baths:		Total Rooms:		Heating:	1 UNIT	Date:	8/10/2022	
SqFt:	1,440	Parking Type:		Cooling:		WINDOW A/C	Amount:	\$490,000		
Lot Size / Acres:	1,538/0.035	Pool:	No	Floor Covering:		Orig. List Date:				
Year Built / Eff:	1941 / 1941						DOM:			

Public Record

Distance: 0.32 mi

Estimated Value: \$469,432

Tax Assessed Value / Year: \$233,700 / 2022



629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)

APN: 15 00708-0000-00007

Beds:	3	Baths:	2	Last Sale Date:	
SqFt:	1,675	Year Built/Eff:	1915/1915	Last Sale Price:	
Lot Size/Acres:	0.115	Est. Value:	\$472,788		



19



photo coming soon

238 Lehigh Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00710-0000-00005

Status: Sold

Beds:	3	Baths:	Total Rooms:	Heating:	1 UNIT	Date:	08/2022
SqFt:	1,440	Parking Type:	Cooling:	WINDOW A/C	Amount:	\$490,000/est	
Lot Size / Acres:	1,538/0.035	Pool:	No	Floor Covering:	Orig. List Date:	5/18/2022	
Year Built / Eff:	1941 / 1941					DOM:	85

MLS Distance: 0.32 mi Estimated Value: \$469,432 Tax Assessed Value / Year: \$233,700 / 2022

20



Photo Not Available

11 W Grant Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address: 11 W GRANT AVE, ROSELLE PARK, NJ 07204

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 15 00513-0000-00015

Status: Sold

Beds:	3	Baths:	Total Rooms:	Heating:	BASEBOARD -	Date:	6/10/2022
SqFt:	1,773	Parking Type:	Cooling:	CEILING FAN	Amount:	\$440,000	
Lot Size / Acres:	4,000/0.092	Pool:	No	Floor Covering:	Orig. List Date:		
Year Built / Eff:	1916 / 1916					DOM:	

Public Record Distance: 0.33 mi Estimated Value: \$473,027 Tax Assessed Value / Year: \$263,900 / 2022

21



photo coming soon

11 W Grant Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00513-0000-00015

Status: Sold

Beds:	3	Baths:	Total Rooms:	Heating:	BASEBOARD -	Date:	07/2022
SqFt:	1,773	Parking Type:	Cooling:	CEILING FAN	Amount:	\$440,000/est	
Lot Size / Acres:	4,000/0.092	Pool:	No	Floor Covering:	Orig. List Date:	4/26/2022	
Year Built / Eff:	1916 / 1916					DOM:	75

MLS Distance: 0.33 mi Estimated Value: \$473,027 Tax Assessed Value / Year: \$263,900 / 2022



629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)

APN: 15 00708-0000-00007

Beds:	3	Baths:	2	Last Sale Date:	
SqFt:	1,675	Year Built/Eff:	1915/1915	Last Sale Price:	
Lot Size/Acres:	0.115	Est. Value:	\$472,788		



22



photo coming soon

213 E Lincoln Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00715-0000-00020

Status: Fail

Beds:	3	Baths:	Total Rooms:	Heating:	RADIATORS -	Date:	05/2022
SqFt:	1,666	Parking Type:	Cooling:	WINDOW A/C	Amount:	\$449,000	
Lot Size / Acres:	4,200/0.096	Pool:	No	Floor Covering:	Orig. List Date:	5/10/2022	
Year Built / Eff:	1931 / 1931					DOM:	2

MLS Distance: 0.34 mi Estimated Value: \$457,450 Tax Assessed Value / Year: \$245,500 / 2022

23



photo coming soon

434 Spruce St, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00807-0000-00011

Status: Fail

Beds:	4	Baths:	2	Total Rooms:	Heating:	1 UNIT, 1 UNIT	Date:	01/2023	
SqFt:	1,689	Parking Type:	Cooling:	WALL A/C UNIT	Amount:	\$419,900			
Lot Size / Acres:	4,000/0.092	Pool:	No	Floor Covering:	Orig. List Date:	1/09/2023			
Year Built / Eff:	1927 / 1927					DOM:	15		

MLS Distance: 0.35 mi Estimated Value: \$427,590 Tax Assessed Value / Year: \$268,800 / 2022

24



photo coming soon

112 W Clay Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00512-0000-00014

Status: Fail

Beds:	3	Baths:	Total Rooms:	Heating:	1 UNIT, 1 UNIT	Date:	11/2022
SqFt:	1,632	Parking Type:	Cooling:	1 UNIT, 1 UNIT	Amount:	\$425,000	
Lot Size / Acres:	9,750/0.223	Pool:	No	Floor Covering:	Orig. List Date:	11/12/2022	
Year Built / Eff:	1955 / 1955					DOM:	1

MLS Distance: 0.35 mi Estimated Value: \$499,921 Tax Assessed Value / Year: \$301,700 / 2022



629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)

APN: 15 00708-0000-00007

Beds:	3	Baths:	2	Last Sale Date:
SqFt:	1,675	Year Built/Eff:	1915/1915	Last Sale Price:
Lot Size/Acres:	0.115	Est. Value:	\$472,788	



25



photo coming soon

207 Maple St, Union, NJ 07083

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 19 00808-0000-00010

Status: Sold

Beds:	3	Baths:	2	Total Rooms:	Heating:	Baseboard	Date:	02/2023
SqFt:	1,664	Parking Type:		Cooling:	Window/Unit	Amount:	\$3,590/est	
Lot Size / Acres:	7,500/0.172	Pool:	No	Floor Covering:		Orig. List Date:	11/14/2022	
Year Built / Eff:	1929 / 1929					DOM:	80	

MLS Distance: 0.36 mi Estimated Value: \$650,657 Tax Assessed Value / Year: \$47,800 / 2022

26



photo coming soon

173 E Clay Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00807-0000-00021

Status: Sold

Beds:	3	Baths:	2	Total Rooms:	Heating:	Forced air unit	Date:	09/2022
SqFt:	1,612	Parking Type:		Cooling:	Central	Amount:	\$454,200/est	
Lot Size / Acres:	4,000/0.092	Pool:	No	Floor Covering:		Orig. List Date:	5/08/2022	
Year Built / Eff:	1922 / 1922					DOM:	139	

MLS Distance: 0.36 mi Estimated Value: \$447,234 Tax Assessed Value / Year: \$285,900 / 2022

27



Photo Not Available

173 E Clay Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address: 173 E CLAY AVE, ROSELLE PARK, NJ 07204

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 15 00807-0000-00021

Status: Sold

Beds:	3	Baths:	2	Total Rooms:	Heating:	Forced air unit	Date:	9/07/2022
SqFt:	1,612	Parking Type:		Cooling:	Central	Amount:	\$455,000	
Lot Size / Acres:	4,000/0.092	Pool:	No	Floor Covering:		Orig. List Date:		
Year Built / Eff:	1922 / 1922					DOM:		

Public Record Distance: 0.36 mi Estimated Value: \$447,234 Tax Assessed Value / Year: \$285,900 / 2022



629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)

APN: 15 00708-0000-00007

Beds:	3	Baths:	2	Last Sale Date:
SqFt:	1,675	Year Built/Eff:	1915/1915	Last Sale Price:
Lot Size/Acres:	0.115			Est. Value:
				\$472,788



28



photo coming soon

158 W Sumner Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00402-0000-00009

Status: Sold

Beds:	4	Baths:	4	Total Rooms:	Heating:	Forced air unit	Date:	08/2022
SqFt:	1,665	Parking Type:		Cooling:	Central	Amount:	\$569,090/est	
Lot Size / Acres:	400/0.009	Pool:	No	Floor Covering:		Orig. List Date:	8/22/2022	
Year Built / Eff:	1948 / 1948					DOM:	8	

MLS

Distance: 0.37 mi

Estimated Value: \$491,328

Tax Assessed Value / Year: \$257,200 / 2022

29



Photo Not Available

158 W Sumner Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address: 158 W SUMNER AVE, ROSELLE PARK, NJ 07204

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 15 00402-0000-00009

Status: Sold

Beds:	4	Baths:	4	Total Rooms:	Heating:	Forced air unit	Date:	8/26/2022
SqFt:	1,665	Parking Type:		Cooling:	Central	Amount:	\$570,000	
Lot Size / Acres:	400/0.009	Pool:	No	Floor Covering:		Orig. List Date:		
Year Built / Eff:	1948 / 1948					DOM:		

Public Record

Distance: 0.37 mi

Estimated Value: \$491,328

Tax Assessed Value / Year: \$257,200 / 2022

30



Photo Not Available

164 E Clay Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address: 4 BLOOMFIELD AVE, BLOOMFIELD, NJ 07003

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 15 00810-0000-00021

Status: Sold

Beds:		Baths:		Total Rooms:	Heating:		Date:	9/02/2022
SqFt:	1,900	Parking Type:		Cooling:		Amount:	\$310,000	
Lot Size / Acres:	10,000/0.23	Pool:	No	Floor Covering:		Orig. List Date:		
Year Built / Eff:	1923 / 1923					DOM:		

Public Record

Distance: 0.38 mi

Estimated Value: \$479,681

Tax Assessed Value / Year: \$245,600 / 2022



629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)

APN: 15 00708-0000-00007

Beds:	3	Baths:	2	Last Sale Date:	
SqFt:	1,675	Year Built/Eff:	1915/1915	Last Sale Price:	
Lot Size/Acres:	0.115			Est. Value:	\$472,788



31



**209 Walnut St, Roselle Park, NJ 07204**

Property Type: Single Family

Owner Name: [REDACTED]

Mailing Address: 209 WALNUT ST, ROSELLE PARK, NJ 07204

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 15 00902-0000-00003

Status: Sold

Beds:	Baths:	Total Rooms:	Heating:	Date:	5/12/2022
SqFt:	1,498	Parking Type:	Cooling:	Amount:	\$400,000
Lot Size / Acres:	4,375/0.1	Pool:	No	Floor Covering:	Orig. List Date:
Year Built / Eff:	1905 / 1905			DOM:	

Public Record Distance: 0.40 mi Estimated Value: \$430,905 Tax Assessed Value / Year: \$208,200 / 2022

32



photo coming soon

**612 Sherman Ave, Roselle Park, NJ 07204**

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 01001-0000-00015

Status: Contingent

Beds:	4	Baths:	2	Total Rooms:	Heating:	1 UNIT	Date:	3/04/2023
SqFt:	1,909	Parking Type:	Cooling:	DUCTLESS	Amount:	\$459,900		
Lot Size / Acres:	4,320/0.099	Pool:	No	Floor Covering:	Orig. List Date:	3/04/2023		
Year Built / Eff:	1929 / 1929				DOM:	1		

MLS Distance: 0.41 mi Estimated Value: \$466,836 Tax Assessed Value / Year: \$294,200 / 2022

33



photo coming soon

**319 E Lincoln Ave, Roselle Park, NJ 07204**

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 01001-0000-00018

Status: Sold

Beds:	4	Baths:	Total Rooms:	Heating:	2 UNITS	Date:	07/2022
SqFt:	1,591	Parking Type:	Cooling:	CENTRAL AIR	Amount:	\$520,000/est	
Lot Size / Acres:	3,400/0.078	Pool:	No	Floor Covering:	Orig. List Date:	3/10/2022	
Year Built / Eff:	1926 / 1926				DOM:	118	

MLS Distance: 0.41 mi Estimated Value: \$488,840 Tax Assessed Value / Year: \$257,600 / 2022



**629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)**

APN: 15 00708-0000-00007

Beds:	3	Baths:	2	Last Sale Date:	
SqFt:	1,675	Year Built/Eff:	1915/1915	Last Sale Price:	
Lot Size/Acres:	0.115			Est. Value:	\$472,788



34



319 E Lincoln Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name: [REDACTED]

Mailing Address: 319 E LINCOLN AVE, ROSELLE PARK, NJ 07204

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 15 01001-0000-00018

Status: Sold

Beds:	4	Baths:	Total Rooms:	Heating:	2 UNITS	Date:	5/13/2022
SqFt:	1,591	Parking Type:	Cooling:	CENTRAL AIR	Amount:	\$520,000	
Lot Size / Acres:	3,400/0.078	Pool:	No	Floor Covering:	Orig. List Date:		
Year Built / Eff:	1926 / 1926					DOM:	

Public Record Distance: 0.41 mi Estimated Value: \$488,840 Tax Assessed Value / Year: \$257,600 / 2022

35



photo coming soon

313 E Webster Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 01005-0000-00018

Status: Fail

Beds:	4	Baths:	Total Rooms:	Heating:	2 UNITS,	Date:	02/2023
SqFt:	1,542	Parking Type:	Cooling:	2 UNITS,	Amount:	\$599,999	
Lot Size / Acres:	4,800/0.11	Pool:	No	Floor Covering:	Orig. List Date:	2/11/2023	
Year Built / Eff:	1929 / 1929					DOM:	1

MLS Distance: 0.43 mi Estimated Value: \$605,518 Tax Assessed Value / Year: \$213,000 / 2022

36



743 Woodland Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name: [REDACTED]

Mailing Address: 743 WOODLAND AVE, ROSELLE PARK, NJ 07204

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 15 00712-0000-00010

Status: Sold

Beds:	3	Baths:	2	Total Rooms:	Heating:	1 UNIT	Date:	5/26/2022
SqFt:	1,433	Parking Type:	Cooling:	WINDOW A/C	Amount:	\$355,000		
Lot Size / Acres:	4,200/0.096	Pool:	No	Floor Covering:	Orig. List Date:			
Year Built / Eff:	1950 / 1950					DOM:		

Public Record Distance: 0.43 mi Estimated Value: \$437,371 Tax Assessed Value / Year: \$225,500 / 2022



629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)

APN: 15 00708-0000-00007

Beds:	3	Baths:	2	Last Sale Date:	
SqFt:	1,675	Year Built/Eff:	1915/1915	Last Sale Price:	
Lot Size/Acres:	0.115	Est. Value:	\$472,788		



37



photo coming soon

743 Woodland Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00712-0000-00010

Status: Sold

Beds:	3	Baths:	2	Total Rooms:	Heating:	1 UNIT	Date:	05/2022
SqFt:	1,433	Parking Type:		Cooling:	WINDOW A/C	Amount:	\$355,000/est	
Lot Size / Acres:	4,200/0.096	Pool:	No	Floor Covering:		Orig. List Date:	10/25/2021	
Year Built / Eff:	1950 / 1950					DOM:	214	

MLS Distance: 0.43 mi Estimated Value: \$437,371 Tax Assessed Value / Year: \$225,500 / 2022

38



photo coming soon

310 E Webster Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 01010-0000-00009

Status: Fail

Beds:	4	Baths:	1.5	Total Rooms:	Heating:	Steam	Date:	03/2023
SqFt:	1,682	Parking Type:		Cooling:	Window/Unit	Amount:	\$445,000	
Lot Size / Acres:	4,800/0.11	Pool:	No	Floor Covering:		Orig. List Date:	3/10/2023	
Year Built / Eff:	1925 / 1925					DOM:	1	

MLS Distance: 0.44 mi Estimated Value: \$452,657 Tax Assessed Value / Year: \$262,100 / 2022

39



Photo Not Available

314 E Webster Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address: 314 E WEBSTER AVE, ROSELLE PARK, NJ 07204

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 15 01010-0000-00010

Status: Sold

Beds:	4	Baths:	2	Total Rooms:	Heating:	1 UNIT	Date:	7/27/2022
SqFt:	1,492	Parking Type:		Cooling:	WINDOW A/C	Amount:	\$460,000	
Lot Size / Acres:	4,800/0.11	Pool:	No	Floor Covering:		Orig. List Date:		
Year Built / Eff:	1924 / 1924					DOM:		

Public Record Distance: 0.44 mi Estimated Value: \$475,906 Tax Assessed Value / Year: \$275,500 / 2022



629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)

APN: 15 00708-0000-00007

Beds:	3	Baths:	2	Last Sale Date:
SqFt:	1,675	Year Built/Eff:	1915/1915	Last Sale Price:
Lot Size/Acres:	0.115			Est. Value:
				\$472,788



40



photo coming soon

314 E Webster Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 01010-0000-00010

Status: Sold

Beds:	4	Baths:	2	Total Rooms:	Heating:	1 UNIT	Date:	07/2022
SqFt:	1,492	Parking Type:		Cooling:	WINDOW A/C	Amount:	\$460,000/est	
Lot Size / Acres:	4,800/0.11	Pool:	No	Floor Covering:		Orig. List Date:	6/12/2022	
Year Built / Eff:	1924 / 1924					DOM:	46	

MLS Distance: 0.44 mi Estimated Value: \$475,906 Tax Assessed Value / Year: \$275,500 / 2022

41



Photo Not Available

341 Huntington Rd, Union, NJ 07083

Property Type: Single Family

Owner Name:

Mailing Address: 341 HUNTINGTON RD, UNION, NJ 07083

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 19 00806-0000-00009

Status: Sold

Beds:	3	Baths:	2	Total Rooms:	Heating:	Steam	Date:	7/06/2022
SqFt:	1,620	Parking Type:		Cooling:	Central	Amount:	\$530,000	
Lot Size / Acres:	6,300/0.145	Pool:	No	Floor Covering:		Orig. List Date:		
Year Built / Eff:	1940 / 1940					DOM:		

Public Record Distance: 0.45 mi Estimated Value: \$504,160 Tax Assessed Value / Year: \$47,200 / 2022

42



photo coming soon

341 Huntington Rd, Union, NJ 07083

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 19 00806-0000-00009

Status: Sold

Beds:	3	Baths:	2	Total Rooms:	Heating:	Steam	Date:	07/2022
SqFt:	1,620	Parking Type:		Cooling:	Central	Amount:	\$529,070/est	
Lot Size / Acres:	6,300/0.145	Pool:	No	Floor Covering:		Orig. List Date:	5/11/2022	
Year Built / Eff:	1940 / 1940					DOM:	65	

MLS Distance: 0.45 mi Estimated Value: \$504,160 Tax Assessed Value / Year: \$47,200 / 2022



629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)

APN: 15 00708-0000-00007

Beds:	3	Baths:	2	Last Sale Date:
SqFt:	1,675	Year Built/Eff:	1915/1915	Last Sale Price:
Lot Size/Acres:	0.115			Est. Value:
				\$472,788



43



photo coming soon

31 Williams St, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00909-0000-00023

Status: Sold

Beds:	Baths:	Total Rooms:	Heating:	Forced air unit	Date:	01/2023
SqFt:	1,436	Parking Type:	Cooling:	None	Amount:	\$474,110/est
Lot Size / Acres:	4,150/0.095	Pool:	No	Floor Covering:	Orig. List Date:	6/04/2022
Year Built / Eff:	1925 / 1925				DOM:	236

MLS Distance: 0.45 mi Estimated Value: \$475,299 Tax Assessed Value / Year: \$173,400 / 2022

44



Photo Not Available

31 Williams St, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address: 31 WILLIAMS ST, ROSELLE PARK, NJ 07204

Owner Status: Non-Owner Occupied

Occupancy: Occupied

APN: 15 00909-0000-00023

Status: Sold

Beds:	Baths:	Total Rooms:	Heating:	Forced air unit	Date:	5/02/2022
SqFt:	1,436	Parking Type:	Cooling:	None	Amount:	\$380,000
Lot Size / Acres:	4,150/0.095	Pool:	No	Floor Covering:	Orig. List Date:	
Year Built / Eff:	1925 / 1925				DOM:	

Public Record Distance: 0.45 mi Estimated Value: \$475,299 Tax Assessed Value / Year: \$173,400 / 2022

45



photo coming soon

112 Butler Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00603-0000-00018

Status: Sold

Beds:	4	Baths:	Total Rooms:	Heating:	FORCED HOT	Date:	08/2022
SqFt:	1,686	Parking Type:	Cooling:	CENTRAL	Amount:	\$455,000/est	
Lot Size / Acres:	3,800/0.087	Pool:	No	Floor Covering:	Orig. List Date:	6/20/2022	
Year Built / Eff:	1923 / 1923				DOM:	72	

MLS Distance: 0.45 mi Estimated Value: \$472,087 Tax Assessed Value / Year: \$270,100 / 2022



629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)

APN: 15 00708-0000-00007

Beds:	3	Baths:	2	Last Sale Date:
SqFt:	1,675	Year Built/Eff:	1915/1915	Last Sale Price:
Lot Size/Acres:	0.115			Est. Value:
				\$472,788



46



112 Butler Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name: [REDACTED]

Mailing Address: 112 BUTLER AVE, ROSELLE PARK, NJ 07204

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 15 00603-0000-00018

Status: Sold

Beds:	4	Baths:	Total Rooms:	Heating:	FORCED HOT	Date:	8/30/2022
SqFt:	1,686	Parking Type:	Cooling:	CENTRAL	Amount:	\$455,000	
Lot Size / Acres:	3,800/0.087	Pool:	No	Floor Covering:	Orig. List Date:		
Year Built / Eff:	1923 / 1923					DOM:	

Public Record Distance: 0.45 mi Estimated Value: \$472,087 Tax Assessed Value / Year: \$270,100 / 2022

47



114 Butler Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name: [REDACTED]

Mailing Address: 114 BUTLER AVE, ROSELLE PARK, NJ 07204

Owner Status: Owner Occupied

Occupancy: Occupied

APN: 15 00603-0000-00017

Status: Sold

Beds:	3	Baths:	1	Total Rooms:	Heating:	RADIATORS -	Date:	8/30/2022
SqFt:	1,634	Parking Type:	Cooling:	CEILING FAN	Amount:	\$380,000		
Lot Size / Acres:	3,515/0.081	Pool:	No	Floor Covering:	Orig. List Date:			
Year Built / Eff:	1924 / 1924					DOM:		

Public Record Distance: 0.46 mi Estimated Value: \$467,960 Tax Assessed Value / Year: \$288,900 / 2022

48



photo coming soon

114 Butler Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 00603-0000-00017

Status: Sold

Beds:	3	Baths:	1	Total Rooms:	Heating:	RADIATORS -	Date:	08/2022
SqFt:	1,634	Parking Type:	Cooling:	CEILING FAN	Amount:	\$380,000/est		
Lot Size / Acres:	3,515/0.081	Pool:	No	Floor Covering:	Orig. List Date:	7/05/2022		
Year Built / Eff:	1924 / 1924					DOM:	57	

MLS Distance: 0.46 mi Estimated Value: \$467,960 Tax Assessed Value / Year: \$288,900 / 2022



629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)

APN: 15 00708-0000-00007

Beds:	3	Baths:	2	Last Sale Date:	
SqFt:	1,675	Year Built/Eff:	1915/1915	Last Sale Price:	
Lot Size/Acres:	0.115	Est. Value:	\$472,788		

49



photo coming soon

618 Sheridan Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 01002-0000-00012

Status: Sold

Beds:	4	Baths:	3	Total Rooms:	Heating:	Zone	Date:	04/2023
SqFt:	1,868	Parking Type:		Cooling:	Central	Amount:	\$550,800/est	
Lot Size / Acres:	4,000/0.092	Pool:	No	Floor Covering:		Orig. List Date:	4/03/2023	
Year Built / Eff:	1935 / 1935					DOM:	19	

MLS Distance: 0.46 mi Estimated Value: \$523,221 Tax Assessed Value / Year: \$287,500 / 2022

50



photo coming soon

615 Sheridan Ave, Roselle Park, NJ 07204

Property Type: Single Family

Owner Name:

Mailing Address:

Owner Status:

Occupancy: Occupied

APN: 15 01003-0000-00003

Status: Fail

Beds:	4	Baths:	2	Total Rooms:	Heating:	Other	Date:	04/2023
SqFt:	1,523	Parking Type:		Cooling:	Wall	Amount:	\$465,000	
Lot Size / Acres:	4,800/0.11	Pool:	No	Floor Covering:		Orig. List Date:	1/10/2023	
Year Built / Eff:	1930 / 1930					DOM:	98	

MLS Distance: 0.49 mi Estimated Value: \$465,553 Tax Assessed Value / Year: \$271,800 / 2022



629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)

APN: 15 00708-0000-00007

Beds:	3	Baths:	2	Last Sale Date:	
SqFt:	1,675	Year Built/Eff:	1915/1915	Last Sale Price:	
Lot Size/Acres:	0.115			Est. Value:	\$472,788



1

708 Chestnut St, Roselle Park, NJ 07204

APN: 15 00414-0000-00023



photo  
coming soon

MLS Distance: 0.05 mi Estimated Value: \$483,768 Tax Assessed Value / Year: \$286,300 / 2022

2

716 Willis Pl, Roselle Park, NJ 07204

APN: 15 00414-0000-00011



photo  
coming soon



Updated: 2/12/2016

MLS Distance: 0.11 mi Estimated Value: \$475,299 Tax Assessed Value / Year: \$266,100 / 2022

28 29

158 W Sumner Ave, Roselle Park, NJ 07204

APN: 15 00402-0000-00009



photo  
coming soon



Updated: 6/06/2017



629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)

APN: 15 00708-0000-00007

Beds:	3	Baths:	2	Last Sale Date:	
SqFt:	1,675	Year Built/Eff:	1915/1915	Last Sale Price:	
Lot Size/Acres:	0.115	Est. Value:	\$472,788		

MLS Distance: 0.37 mi Estimated Value: \$491,328 Tax Assessed Value / Year: \$257,200 / 2022

39 40 314 E Webster Ave, Roselle Park, NJ 07204

APN: 15 01010-0000-00010



Updated: 5/28/2016

Public Record Distance: 0.44 mi Estimated Value: \$475,906 Tax Assessed Value / Year: \$275,500 / 2022



629 Chestnut St, Roselle Park, NJ 07204-1319 (Single Family Residential)

APN: 15 00708-0000-00007

Beds: 3

Baths: 2

Last Sale Date:

SqFt: 1,675

Year Built/Eff: 1915/1915

Last Sale Price:

Lot Size/Acres: 0.115

Est. Value: \$472,788





## IV. Additional Records

Official documentation of ownership transfers, tax payments, deeds, and other records regarding the property.

**DEED**

20553

Prepared by: (Print signer's name below signature)

*Gerald T. Glennon Esq.*  
GERALD T. GLENNON, ESQ.  
An Attorney at Law of N.J.

This Deed is made on October 4, 1985,

BETWEEN [redacted] his wife

whose address is 629 Chestnut Street, Roselle Park, Union County, New Jersey, referred to as the Grantor,

AND [redacted] single,  
[redacted] single,  
As Tenants in Common

about to reside at 629 Chestnut Street, Roselle Park, Union County, New Jersey, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

**Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of -----  
--NINETY FIVE THOUSAND, EIGHT HUNDRED and 00/100 (\$95,800.00)--DOLLARS  
The Grantor acknowledges receipt of this money.

**Tax Map Reference.** (N.J.S.A. 46:15-2.1) Municipality of Borough of Roselle Park  
Block No. 708 Lot No. 7 Account No.

No property tax identification number is available on the date of this deed. (Check box if applicable.)

**Property.** The property consists of the land and all the buildings and structures on the land in the Borough of Roselle Park County of Union and State of New Jersey. The legal description is:

KNOWN and designated as Lots numbers one and two in Block number 17-A on a certain map entitled, "Map of Peter Donald property at Roselle, Union County, N.J." filed June 7, 1892, in the office of the Clerk (now Register) in the County of Union and more particularly bounded and described as follows:

BEGINNING at the center formed by the intersection of the easterly side of Chestnut Street with the southerly line of Colfax Avenue, as said street and avenue are laid down on the map above mentioned; thence running southerly along the easterly side of Chestnut Street, 50 feet to a point; thence running easterly and at right angles to Chestnut Street, 100 feet to a point; thence running northerly parallel to Chestnut Street, 50 feet to the southerly line of Colfax Avenue; thence running westerly along the southerly line of Colfax Avenue, 100 feet to the point or place of BEGINNING.

BEING commonly known as Number 629 Chestnut Street, Roselle Park, New Jersey.

The above description being in accordance with a survey prepared by Victor Vinegra, P.E. & L.S. dated September 24, 1985.

BEING the same premises conveyed to [redacted], his wife, under Deed from [redacted], his wife, dated July 28, 1983 and recorded August 12, 1983 in the office of the Register of Union County in Deed Book 3330, at Page 187 et seq. of records of Union County.

Subject to such facts as may be shown by an accurate survey and certified metes and bounds description.

Subject to zoning restrictions and other restrictions or easements of record.

RECEIVED & RECORDED  
UNION COUNTY, N.J.

OCT 9 1 21 PM '85

JOANNE RAJOPPL  
REGISTER

COUNTY OF UNION  
CONSIDERATION \$95,800.00  
REALTY TRANSFER FEE 3,360.00  
DATE 10/19/85

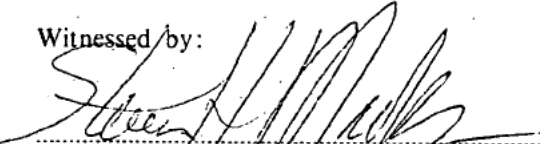
BOOK 3424 PAGE 732

*[Handwritten signature]*

**Promises by Grantor.** The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).


**Signatures.** The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

  
STEVEN H. MARKS, ESQ.  
An Attorney at Law of New Jersey  
as to James B. Scott

.....(Seal)

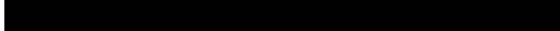
.....(Seal)

  
GERALD T. GLENNON, ESQ.  
An Attorney at Law of New Jersey  
as to Ann Scott

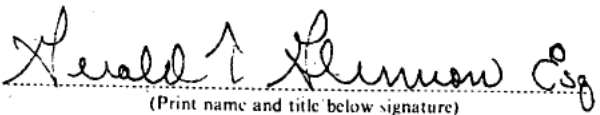
STATE OF NEW JERSEY, COUNTY OF UNION

SS.:

I CERTIFY that on October 4, 1985

, his wife personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for \$95,800.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

  
(Print name and title below signature)  
GERALD T. GLENNON, ESQ.  
An Attorney at Law of New Jersey



20553

# DEED

[Redacted]  
and  
[Redacted]  
his wife

Grantor.

TO

[Redacted], single  
and  
[Redacted], single  
As Tenants in Common

Grantee.

Dated: October 4, 1985

Record and return to:

LAFFEY AND LAFFEY  
60 Prince Street  
Post Office Box 469  
Elizabeth, N.J. 07207

Attn: John J. Laffey, Esq.

*10/14/85 1400 Pd  
336.00*

RECEIVED & RECORDED  
UNION COUNTY, N.J.

OCT 9 1 21 PM '85

JOANNE RAUOPPI  
REGISTER

30920

[Space Above This Line For Recording Data]

### MORTGAGE

THIS MORTGAGE ("Security Instrument") is given on October 4th  
 1985. The mortgagor is [REDACTED] ("Borrower"). This Security Instrument is given to Elmora Savings and Loan Association, which is organized and existing under the laws of New Jersey, and whose principal office and mailing address is 121 Broad Street, Elizabeth, New Jersey 07201 ("Lender"). Borrower owes Lender the principal sum of SIXTY-SEVEN THOUSAND EIGHT HUNDRED and n/100 Dollars (U.S. \$ 67,800.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on November 1st, 2000. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the Borough of Roselle Park, Union County, New Jersey:

KNOWN and designated as Lots numbered one and two in Block number 17-A on a certain map entitled "Map of Peter Donald Property at Roselle, Union County, N.J." filed June 7, 1892, in the Office of the Clerk (now Register) in the County of Union and more particularly bounded and described as follows:

BEGINNING at the center formed by the intersection of the easterly side of Chestnut Street with the southerly line of Colfax Avenue, as said street and avenue are laid down on the map above mentioned; thence running southerly along the easterly side of Chestnut Street, 50 feet to a point; thence running easterly and at right angles to Chestnut Street, 100 feet to a point; thence running northerly parallel to Chestnut Street, 50 feet to the southerly line of Colfax Avenue; thence running westerly along the southerly line of Colfax Avenue, 100 feet to the point or place of BEGINNING.

BEING commonly known as 629 Chestnut Street, Roselle Park, New Jersey.

BEING the same premises conveyed to the Mortgagors herein, by Deed of [REDACTED], his wife, which Deed is dated and is to be simultaneously recorded herewith.

This is a first purchase money mortgage given to secure a portion of the consideration set forth in the Deed to the Mortgagors from [REDACTED], his wife, to be recorded simultaneously herewith.

The premises are further described in accordance with a survey prepared by Victor Vinegra, P.E. and L.S., Elizabeth, N.J., dated (Continued on Rider attached hereto)

which has the address of 629 Chestnut Street, Roselle Park,  
 [Street] [City]  
 New Jersey 07204 ("Property Address");  
 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and ail fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Prepared by John J. Laffey, Esq.  
 NEW JERSEY—Single Family—FNMA/FHLMC UNIFORM INSTRUMENT

BK3555PC 710

Form 3031 12/83



NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, attorneys' fees and costs of title evidence permitted by Rules of Court.

20. Lender in Possession. Upon acceleration under paragraph 19 or abandonment of the Property, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorneys' fees, and then to the sums secured by this Security Instrument.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall cancel this Security Instrument without charge to Borrower. Borrower shall pay any recordation costs.

22. No Claim of Credit for Taxes. Borrower will not make deduction from or claim credit on the principal or interest secured by this Security Instrument by reason of any governmental taxes, assessments or charges. Borrower will not claim any deduction from the taxable value of the Property by reason of this Security Instrument.

23. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

- Adjustable Rate Rider
- Condominium Rider
- 2-4 Family Rider
- Graduated Payment Rider
- Planned Unit Development Rider
- Other(s) [specify]

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

John J. Laffey  
John J. Laffey

[Redacted Signature] (Seal)  
—Borrower

[Redacted Signature] (Seal)  
—Borrower

[Space Below This Line For Acknowledgment]

State of New Jersey, \_\_\_\_\_ Union \_\_\_\_\_ County SS:

On this 4th day of October 1985, before me, the subscriber, personally appeared \_\_\_\_\_ who, I am satisfied \_\_\_\_\_ are the person(s) named in and who executed the within instrument and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the purposes therein expressed.

John J. Laffey  
JOHN J. LAFFEY ~~XXXXXXXXXXXX~~  
An Attorney at Law of New Jersey

This instrument was prepared by:  
LAFFEY AND LAFFEY, ESQS.  
60 Prince Street, P.O. Box 469  
Elizabeth, New Jersey 07207

Receipt of a true copy of this instrument, provided without charge, is hereby acknowledged.

Witness:

John J. Laffey  
John J. Laffey  
Closing Attorney

[Redacted Signature] Borrower  
[Redacted Signature] Borrower

BK3555PC 714

END OF DOCUMENT

Handwritten notes: "P.L. 10/11/85"



NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, attorneys' fees and costs of title evidence permitted by Rules of Court.

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23. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

- Adjustable Rate Rider
- Condominium Rider
- 2-4 Family Rider
- Graduated Payment Rider
- Planned Unit Development Rider
- Other(s) [specify]

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

John J. Laffey  
John J. Laffey

[Redacted Signature] (Seal)  
—Borrower  
[Redacted Signature] (Seal)  
—Borrower

[Space Below This Line For Acknowledgment]

State of New Jersey, \_\_\_\_\_ Union \_\_\_\_\_ County SS:

On this 4th day of October 1985, before me, the subscriber, personally appeared \_\_\_\_\_ who, I am satisfied \_\_\_\_\_ are the person(s) named in and who executed the within instrument and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the purposes therein expressed.

John J. Laffey  
JOHN J. LAFFEY ~~XXXXXXXXXXXX~~  
An Attorney at Law of New Jersey

This instrument was prepared by:  
LAFFEY AND LAFFEY, ESQS.  
60 Prince Street, P.O. Box 469  
Elizabeth, New Jersey 07207

Receipt of a true copy of this instrument, provided without charge, is hereby acknowledged.

Witness:

John J. Laffey  
John J. Laffey  
Closing Attorney

[Redacted Signature] Borrower  
[Redacted Signature] Borrower

BK3555PC 714

END OF DOCUMENT

Handwritten notes: "P.L. 10/11/85"

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

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23. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

- Adjustable Rate Rider
- Condominium Rider
- 2-4 Family Rider
- Graduated Payment Rider
- Planned Unit Development Rider
- Other(s) [specify]

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

John J. Laffey  
John J. Laffey

[Redacted Signature] (Seal)  
—Borrower

[Redacted Signature] (Seal)  
—Borrower

[Space Below This Line For Acknowledgment]

State of New Jersey, \_\_\_\_\_ Union \_\_\_\_\_ County SS:

On this 4th day of October 1985, before me, the subscriber, personally appeared \_\_\_\_\_ who, I am satisfied are the person(s) named in and who executed the within instrument and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the purposes therein expressed.

John J. Laffey  
JOHN J. LAFFEY ~~XXXXXXXXXXXX~~  
An Attorney at Law of New Jersey

This instrument was prepared by:  
LAFFEY AND LAFFEY, ESQS.  
60 Prince Street, P.O. Box 469  
Elizabeth, New Jersey 07207

Receipt of a true copy of this instrument, provided without charge, is hereby acknowledged.

Witness:

John J. Laffey  
John J. Laffey  
Closing Attorney

[Redacted Signature] Borrower  
[Redacted Signature] Borrower

BK3555PC 714

END OF DOCUMENT

Handwritten notes: "P.L. 10/11/85"



NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

19. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraphs 13 and 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 19, including, but not limited to, attorneys' fees and costs of title evidence permitted by Rules of Court.

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23. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

- Adjustable Rate Rider
- Condominium Rider
- 2-4 Family Rider
- Graduated Payment Rider
- Planned Unit Development Rider
- Other(s) [specify]

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

John J. Laffey  
John J. Laffey

[Redacted Signature] (Seal)  
—Borrower

[Redacted Signature] (Seal)  
—Borrower

[Space Below This Line For Acknowledgment]

State of New Jersey, \_\_\_\_\_ Union \_\_\_\_\_ County SS:

On this 4th day of October 1985, before me, the subscriber, personally appeared \_\_\_\_\_ who, I am satisfied are the person(s) named in and who executed the within instrument and thereupon they acknowledged that they signed, sealed and delivered the same as their act and deed, for the purposes therein expressed.

John J. Laffey  
JOHN J. LAFFEY ~~XXXXXXXXXXXX~~  
An Attorney at Law of New Jersey

This instrument was prepared by:  
LAFFEY AND LAFFEY, ESQS.  
60 Prince Street, P.O. Box 469  
Elizabeth, New Jersey 07207

Receipt of a true copy of this instrument, provided without charge, is hereby acknowledged.

Witness:

John J. Laffey  
John J. Laffey  
Closing Attorney

[Redacted Signature] Borrower  
[Redacted Signature] Borrower

BK3555PC 714

END OF DOCUMENT

Handwritten notes: "P.L. 10/11/85"



9899

# MORTGAGE

Secondary Mortgage Loan  
 Home Improvement Loan

THIS MORTGAGE, dated the 16th day of June, 1989, is an agreement between

having an address at 629 Chestnut Street, Roselle Park, N.J. Block 708 Lot 7

and Lender: BERKELEY FEDERAL SAVINGS AND LOAN ASSOCIATION, 11 Bleeker St., Millburn, N.J. 07041

In this mortgage, the words "I, me and my" refer to each and all of the individuals named above. The words "you and your" refer to the lender named above.

**MORTGAGED PREMISES** I hereby mortgage to you the premises located at 629 Chestnut Street

Roselle Park Union  
City County Street N.J.

City County State

Legal description of the premises is contained in my deed, which is recorded at the Union County Clerk's or Register's Office in Book 3424 on Page 732.

**LOAN** The mortgage will secure your loan to me in the amount of Twenty Thousand 00/100 Dollars

(\$20,000.00), plus interest on the loan, all of which I will repay according to my note dated the same date as this mortgage:

**OWNERSHIP** I am the sole owner of the premises, and I have the legal right to give you a mortgage on it.

**TAXES** I will pay all the real estate taxes, assessments, water charges and sewer rents relating to the premises when they become due. I will not claim any credit on, or make any deduction from the loan because of my payment of any taxes. I will provide you with proof of the payment upon your request.

**MAINTENANCE** I will maintain the building(s) on the premises in good condition. I will not make major changes in the building(s) (except for repair work) or tear the building(s) down without first getting your consent.

**INSURANCE** I will keep the building(s) on the premises insured at all times against loss by fire and any other hazards you may specify. The policies will be for at least the amounts and the time periods that you specify. The policies will name you as loss payee, which means that you will receive payment on all insurance claims. If you receive payment of a claim, you may choose to let me use the money to repair the damage, or you may use the money to reduce the loan. I will deliver to you upon your request the policies or other proof of the insurance.

**SALE OF PREMISES** I will not sell or transfer ownership of the premises without your prior written consent as long as my loan remains unpaid.

**DEFAULT** The note describes the acts that will constitute a default under this mortgage. Additionally, a default under any other mortgage covering the premises will constitute a default under this mortgage. If any default occurs, you can foreclose this mortgage. That means that you can arrange for the premises to be sold, as provided by law, in order to pay off what I owe you. If the money you receive from the sale is not enough to pay off what I owe you, I will still owe you the difference.

**BINDING EFFECT** Until I have paid in full what I owe you, the provisions of this mortgage will be binding on me and all future owners and tenants of the premises. This mortgage is for your benefit and for the benefit of anyone to whom you may assign it.

**GENERAL** You can delay enforcing any of your rights under this mortgage without losing them. Any waiver by you of any provision of this mortgage will not be a waiver of the same or any other provision on any other occasion.

**RECEIPT OF COPY** I acknowledge receipt of a completely filled in copy of this mortgage.

Mortgagor

Mortgagor

## ACKNOWLEDGMENT

STATE OF NEW JERSEY

COUNTY OF Union

SS:

BE IT REMEMBERED, that on this 16th day of June, 1989, before me, a Notary Public

of the State of New Jersey, personally appeared [Redacted] who I am satisfied is/are the person(s) named in and who executed the within mortgage, and thereupon he/she/they acknowledged that he/she/they signed, sealed and delivered the same as a voluntary act and deed for the uses and purposes expressed in the mortgage.

Notary Public of New Jersey, My Commission Expires January 10, 1990

WALAN G. FRANK

The original mortgage here recorded was this day produced in this office by [Redacted] and [Redacted] cancelled [Redacted] 1989

(0-23-9361)

ORIGINAL COPY

9899

STATE OF  
NEW JERSEY

MORTGAGE  
FROM

Insert Name(s) of Mortgagor(s)

MORTGAGE DOCUMENTATION DEPT.

TO

BERKELEY FEDERAL  
SAVINGS AND LOAN ASSOCIATION  
11 Bleeker St., Millburn, N.J. 07041

Please Record and Return to

BERKELEY FEDERAL  
SAVINGS AND LOAN ASSOCIATION  
11 Bleeker St., Millburn, N.J. 07041

RECEIVED & RECORDED  
UNION COUNTY, N.J.  
JUN 29 9 57 AM '83

JOANNE RAJOPPI  
REGISTER

17.00 pd

END OF DOCUMENT

MB3987-0886



SEE DISCHARGE # 18076  
RECORDED 10-7-97  
IN BOOK 326 PAGE 87  
KA

45688 MORTGAGE  
(Future Advances)

200 589115-0

THIS MORTGAGE, dated the 7th day of April, 1986, is between [redacted]

and FIDELITY UNION BANK 100 Fidelity Plaza, North Brunswick, New Jersey 08905 (the "Lender")

In this mortgage, the words "I, me and my" refer to each and all of the Mortgagor(s) named above. The words "you and your" refer to the Lender named above.

MORTGAGED PREMISES: I mortgage to you the Real Property located at 629 Chestnut St. (Street)  
Roselle Park Union New Jersey 07204 708 7  
City County State Block Lot

A legal description of the Real Property is contained in my deed, which is recorded at the Union County Clerk's or Register's Office, in Book 3424, and on Page 732.

LINE OF CREDIT: Under the terms of a Home Owner's Credit Line Agreement ("Agreement") dated April 7, 1986, you have agreed to make loan advances from time to time to [redacted]

(whether one or more persons called the "Borrower") up to Borrower's Maximum Credit Line of \$5,000.00. This mortgage will secure all loan advances which you make to Borrower under the Agreement; any amounts which you may advance to insure, pay taxes on, or repair the Real Property; your expenses of collection in the event of default; and interest on all such advances. This mortgage shall also secure the performance of all promises contained in the Agreement and/or this Mortgage.

OWNERSHIP: I (meaning all of us who sign as Mortgagor(s)) am the sole owner of the Real Property, and I have the legal right to give you a mortgage on it.

TAXES: I will pay all real estate taxes, assessments, water charges and sewer rents relating to the Real Property when they become due. I will not claim any credit on or make any deduction from the loan because of my payment of any taxes. I will provide you with proof of the payment upon your request.

MAINTENANCE: I will maintain the building(s) on the Real Property in good condition. I will not make major changes in the building(s) (except for repair work) or tear the building(s) down without first getting your consent.

OTHER MORTGAGES: I shall perform all of my obligations, including my promise to make payments when due, under any other mortgage or security agreement on the Real Property.

INSURANCE: I will keep the building(s) on the Real Property insured at all times against loss by fire and any other hazards you may specify. I understand that I may choose the insurance company. The policies will be for at least the amounts and the time periods that you specify. The policies will name you as loss-payee, which means that you will first receive payment on all insurance claims up to the amount of your interest in the Real Property. If you receive payment of a claim, you may choose to let me use the money to repair the damage, or you may use the money to reduce the loan. I will deliver to you upon your request the policies or other proofs of the insurance.

SALE OF PREMISES: I will not sell or transfer ownership of the Real Property without your prior written consent.

DEFAULT: The Agreement describes the acts that will constitute a default under this mortgage. Additionally, a default under any other mortgage covering the Real Property will constitute a default under this mortgage. If this mortgage is in default, you can declare the entire balance under the Agreement to be immediately due and payable, and foreclose on this mortgage. That means that you can arrange for the Real Property to be sold, as provided by law, in order to pay the entire amount Borrower owes you under the Agreement. If the money you receive from the sale is not enough to pay off the entire amount Borrower owes you, Borrower will owe you the difference.

BINDING EFFECT: Until Borrower has paid in full what Borrower owes you, the provisions of this mortgage will be binding on me and all future owners and tenants of the Real Property. This mortgage is for your benefit and for the benefit of anyone to whom you may assign it. It is contemplated that the amount Borrower owes you on the Agreement may from time to time be entirely repaid. This mortgage is intended to remain in effect so long as Borrower has the right to make new advances. If, however, I advise you in writing that I do not wish this mortgage to secure any additional loan advances made to Borrower under the Agreement, you will satisfy this mortgage after all amounts outstanding on the effective date of the notice have been paid in full. Such notice shall not become effective until the third business day after you receive it.

GENERAL: You can delay enforcing any of your rights under this mortgage without losing them. Any waiver by you of any provision of this mortgage will not be a waiver of the same or any other provision on any other occasion.

RECEIPT OF COPY: I acknowledge receipt of a completely filled in copy of this mortgage.

X [redacted] (Mortgagor) X [redacted] (Mortgagor)

STATE OF NEW JERSEY  
COUNTY OF Essex SS:

BE IT REMEMBERED, that on this 7th day of April, 1986, before me, a Notary Public of the State

of New Jersey personally appeared Russell G. Pucci and Margaret Ryan Pucci who I am satisfied is/are the person(s) named in and who executed the within mortgage, and in presence he/she/they acknowledged that he/she/they signed, sealed and delivered the same as a voluntary act and deed, for the uses and purposes expressed in the mortgage.

[Signature] DORANIA MATO Notary Public of New Jersey My Commission Expires Aug. 27, 1988

Prepared by: (Type or Print) Carmen Segarra

Prepared by: (Signature) [Signature]

EX3619PC 200

ORIGINAL

45688

MORTGAGE  
STATE  
OF  
NEW JERSEY

County of

END OF DOCUMENT

RECEIVED & RECORDED  
UNION COUNTY, N.J.

JUN 6 11 28 AM '96

JOANNE RAJOPPI  
REGISTER

Record and Return to  
FIDELITY UNION BANK

JUN 28 1996

*RFB*  
NOW

FIRST FIDELITY BANK,  
National Association, New Jersey  
10 Washington Place  
Newark, New Jersey 07192

BK 3619 PG 201

This Mortgage is Paid in Full  
and The County Clerk is Hereby  
Authorized to Cancel the Same of  
Record.  
FIDELITY UNION BANK

Vice. Pres.  
Ass't. Secy.  
Date  
(Affix Seal Here)

17.00  
pd



# You're on your way!

At Mototext Homes, we believe that everyone deserves to have a complete picture of their home's history and current value, without the hassle of tracking down records or expensive real estate services.

We hope that this report has been informative and helpful in guiding you toward making smart decisions about your property. If you have any questions or feedback, please don't hesitate to reach us.

We're always here to help and are committed to providing the best customer service possible.

Thank you again for choosing Mototext Homes and we wish you all the best in your future property endeavors!

