Assessment report — 1544 HILLSIDE DRIVE

The certified Chapter 123 test run on this parcel, with the comparable usable sales a board would look at — public facts, each with its source.

> This is a record of public facts and the statutory Chapter 123 test run on this parcel — not legal advice, not an appraisal, and not a determination of value. The County Board of Taxation decides. Owner names are public record and are not shown here.

Assessment

Last recorded market sale	$536,000 on 2024-01-18 (recorded 2024-03-06, 48-day lag)
Sale price per sq ft	$221.30 / sq ft (living area 2,422 sq ft)

source: NJ SR1A recorded deeds (Div. of Taxation); living area from the sale record · as of 2026-09-16

Assessed value (net), tax year 2026	$244,200

source: MOD-IV tax list (assessed value) · as of 2026-09-16

Town average ratio · common level range, tax year 2026	54.32% · 46.17%–62.47% (the average ratio ±15%)	Chapter 123 certification ↗

source: NJ Division of Taxation — certified Chapter 123 average ratios and common level ranges · as of original certification October 1, 2025; amended January 30, 2026

Implied market value at the ratio, tax year 2026	$449,558 · assessed $244,200 ÷ 54.32%

source: NJ Division of Taxation — certified Chapter 123 average ratios and common level ranges · as of original certification October 1, 2025; amended January 30, 2026

Assessment — the town's certified Chapter 123 average ratio (assessed to true value) and its common level range (the average ratio ±15%), from the NJ Division of Taxation's certification for tax year 2026. The implied market value is the assessed value divided by that ratio. This is the Division's certified figure — never a ratio derived from sales.

Comparable usable sales

Comparable usable sales in the neighborhood (last 24 months) 8 shown of 181 found

source: NJ SR1A recorded deeds (Div. of Taxation), usable class-2 sales; living area from the sale record; distance from parcel centroids · as of 2026-09-16

Sold 2026-03-18 $375,000 · 2,410 sq ft · $156/sq ft · 763 m away

source: NJ SR1A recorded deeds (Div. of Taxation), usable class-2 sales; living area from the sale record; distance from parcel centroids · as of 2026-09-16

Sold 2025-09-15 $360,000 · 2,410 sq ft · $149/sq ft · 2,000 m away

source: NJ SR1A recorded deeds (Div. of Taxation), usable class-2 sales; living area from the sale record; distance from parcel centroids · as of 2026-09-16

Sold 2026-05-01 $450,000 · 2,410 sq ft · $187/sq ft · 2,441 m away

source: NJ SR1A recorded deeds (Div. of Taxation), usable class-2 sales; living area from the sale record; distance from parcel centroids · as of 2026-09-16

Sold 2025-07-11 $573,000 · 2,454 sq ft · $233/sq ft · 159 m away

source: NJ SR1A recorded deeds (Div. of Taxation), usable class-2 sales; living area from the sale record; distance from parcel centroids · as of 2026-09-16

Sold 2025-06-30 $560,000 · 2,456 sq ft · $228/sq ft · 796 m away

source: NJ SR1A recorded deeds (Div. of Taxation), usable class-2 sales; living area from the sale record; distance from parcel centroids · as of 2026-09-16

Sold 2025-07-31 $570,000 · 2,486 sq ft · $229/sq ft · 2,521 m away

source: NJ SR1A recorded deeds (Div. of Taxation), usable class-2 sales; living area from the sale record; distance from parcel centroids · as of 2026-09-16

Sold 2025-12-05 $565,000 · 2,345 sq ft · $241/sq ft · 2,798 m away

source: NJ SR1A recorded deeds (Div. of Taxation), usable class-2 sales; living area from the sale record; distance from parcel centroids · as of 2026-09-16

Sold 2024-10-25 $469,650 · 2,335 sq ft · $201/sq ft · 2,202 m away

source: NJ SR1A recorded deeds (Div. of Taxation), usable class-2 sales; living area from the sale record; distance from parcel centroids · as of 2026-09-16

Comparable usable sales — up to eight usable class-2 sales in the neighborhood recorded in the last 24 months, nearest by living area then distance. Each carries its own price, deed date, living area, price per square foot and distance in metres from this parcel's centroid. These are the facts the statute accepts as evidence of value; no adjustment arithmetic is applied here — that is an appraiser's act. Owner names are never shown.

Source of record: MOD-IV; NJ SR1A; NJ DCA; USDA-NRCS SSURGO; FEMA NFHL (NJDEP-served) · as of 2026-09-16 · license public record / NJDEP DDA. Facts only; every line shows where it came from.

DATA SOURCES & ATTRIBUTION

- Parcels, assessment & sales — NJGIN Parcels + MOD-IV and NJ SR1A (Div. of Taxation). Public record; NJOGIS acknowledgement requested. Not survey data.
- Construction permits — NJ DCA Construction Permit Data (Div. of Codes & Standards). Public domain.
- Soils — USDA-NRCS SSURGO (gSSURGO), per-parcel at the parcel centroid.
- Flood & environmental constraints — FEMA National Flood Hazard Layer and NJDEP layers, NJDEP-served. NJDEP data may not be redistributed without its metadata.
- Regional context — DVRPC (planning centers, land use, traffic counts), NJ Office for Planning Advocacy (State Plan), NJDOT (roadway, AADT), NJOIT-OGIS aerial imagery.
- County & municipal boundaries — NJGIN Municipal Boundaries of NJ (tri-county).

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Facts only. No ranking of places. Every number shows where it came from.

Owner names are public record and are not shown on this public site (kept to the professional desk only).