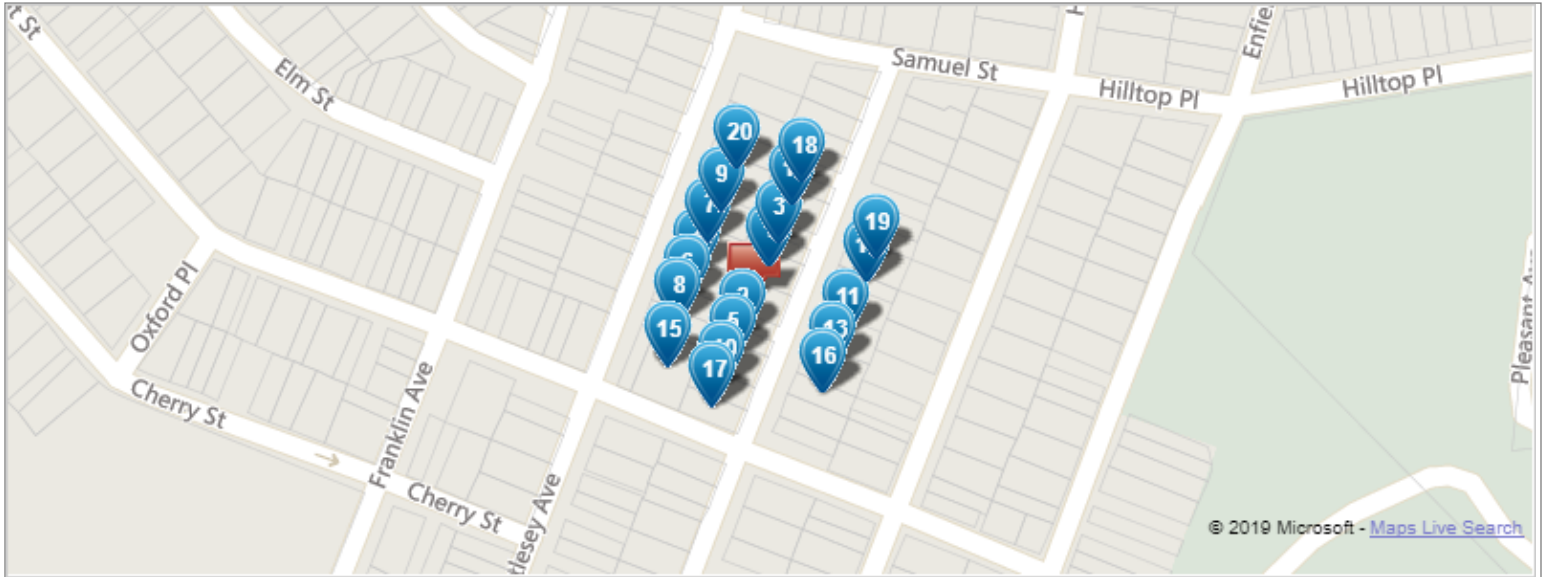


35 Watson Ave, West Orange, NJ 07052-6111, Essex County

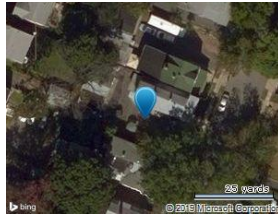
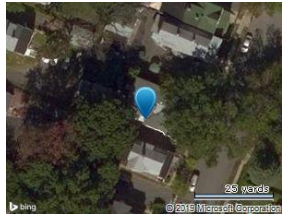


Subject Property

Neighbor 1

Neighbor 2

Neighbor 3



	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
Address	35 Watson Ave	31 Watson Ave	39 Watson Ave	29 Watson Ave
Municipality	WEST ORANGE TWP	WEST ORANGE TWP	WEST ORANGE TWP	WEST ORANGE TWP
Zip	07052	07052	07052	07052
Owner Name	EDWARDS NIGEL	COLORADO MIGUEL & MARIA	LALLIER AMY	FERREIRA J & L
Owner Name 2	Edwards Rapier M		Lallier Adam	Ferreira Perez L & Cabrera J
Closing Date	01/18/1999	10/05/2004	06/2001	07/21/2000
Sale Price	\$180,000	\$370,000	\$158,000	\$188,000
Bedrooms			MLS: 4	
Bathrooms (Total)			MLS: 1	
Total Assessment	\$362,800	\$276,200	\$189,300	\$273,800
Total Tax	\$14,650	\$11,153	\$7,644	\$11,056
Land Use - Universal	SFR	SFR	SFR	SFR
Lot Acres	0.1148	0.1148	0.1148	0.1148
Lot Sq Ft	5,000	5,001	5,001	5,000
Stories	2	2	2	2
Building Sq Ft	2,676	1,909	1,352	1,974
Year Built	1945	1900	1920	1900
Distance (miles)	---	0.01	0.01	0.02

Subject Property

Neighbor 4

Neighbor 5

Neighbor 6



Address	35 Watson Ave	18 Whittlesey Ave	43 Watson Ave	20 Whittlesey Ave
Municipality	WEST ORANGE TWP	WEST ORANGE TWP	WEST ORANGE TWP	WEST ORANGE TWP
Zip	07052	07052	07052	07052
Owner Name	EDWARDS NIGEL	PIERRE BELZEBAT J	CHICHELO PETER	SAINTHE JUDE
Owner Name 2	Edwards Rapier M	Pierre Marcial J		
Closing Date	01/18/1999	10/03/2017		07/25/2016
Sale Price	\$180,000	\$163,000		\$155,000
Bedrooms				
Bathrooms (Total)				
Total Assessment	\$362,800	\$180,000	\$221,000	\$200,000
Total Tax	\$14,650	\$7,268	\$8,424	\$8,076
Land Use - Universal	SFR	SFR	SFR	SFR
Lot Acres	0.1148	0.1148	0.1148	0.0803
Lot Sq Ft	5,000	5,001	5,001	3,500
Stories	2	2	2	2
Building Sq Ft	2,676	1,474	1,548	1,317
Year Built	1945	1910	1910	1915
Distance (miles)	'''	0.02	0.02	0.02

Subject Property

Neighbor 7

Neighbor 8

Neighbor 9



	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
Address	35 Watson Ave	16 Whittlesey Ave	22 Whittlesey Ave	14 Whittlesey Ave
Municipality	WEST ORANGE TWP	WEST ORANGE TWP	WEST ORANGE TWP	WEST ORANGE TWP
Zip	07052	07052	07052	07052
Owner Name	EDWARDS NIGEL	SANGOLQUI JOSE R	MENSAH OSEI A	JONES MARCUS
Owner Name 2	Edwards Rapier M	Bermeo Gloria	Patterson Theresa	Karima Houston
Closing Date	01/18/1999	07/31/2018	08/29/1988	07/08/2015
Sale Price	\$180,000	\$190,000	\$158,000	\$248,000
Bedrooms				
Bathrooms (Total)				
Total Assessment	\$362,800	\$218,700	\$199,800	\$211,400
Total Tax	\$14,650	\$8,831	\$8,068	\$8,536
Land Use - Universal	SFR	SFR	SFR	SFR
Lot Acres	0.1148	0.1148	0.0918	0.1148
Lot Sq Ft	5,000	5,001	3,999	5,001
Stories	2	2	1	1
Building Sq Ft	2,676	1,232	1,036	1,321
Year Built	1945	1927	1966	1958
Distance (miles)	'''	0.02	0.02	0.03

Subject Property

Neighbor 10

Neighbor 11

Neighbor 12



	Subject Property	Neighbor 10	Neighbor 11	Neighbor 12
Address	35 Watson Ave	45 Watson Ave	32 Watson Ave	25 Watson Ave
Municipality	WEST ORANGE TWP	WEST ORANGE TWP	WEST ORANGE TWP	WEST ORANGE TWP
Zip	07052	07052	07052	07052
Owner Name	EDWARDS NIGEL	WP GLENRIDGE WATSON LLC	TORRES LUISITO C	FELICIANO DESIREE
Owner Name 2	Edwards Rapier M		Torres Christina	
Closing Date	01/18/1999	01/24/2019	04/18/2003	12/14/2010
Sale Price	\$180,000	\$1,625,000	\$190,000	\$110,000
Bedrooms				
Bathrooms (Total)				
Total Assessment	\$362,800	\$437,500	\$183,700	\$183,000
Total Tax	\$14,650	\$17,666	\$7,418	\$7,390
Land Use - Universal	SFR	Apartment	SFR	SFR
Lot Acres	0.1148	0.0861	0.1148	0.1148
Lot Sq Ft	5,000	3,751	5,001	5,000
Stories	2	3	1	2
Building Sq Ft	2,676		957	1,334
Year Built	1945	1931	1954	1902
Distance (miles)	---	0.03	0.03	0.03

Subject Property

Neighbor 13

Neighbor 14

Neighbor 15



Address	35 Watson Ave	36 Watson Ave	26 Watson Ave	43 Chestnut St
Municipality	WEST ORANGE TWP	WEST ORANGE TWP	WEST ORANGE TWP	WEST ORANGE TWP
Zip	07052	07052	07052	07052
Owner Name	EDWARDS NIGEL	MICHAEL ALBERT J	AMEZQUITA LIZA	ALLEN DOUGLAS A III
Owner Name 2	Edwards Rapier M	Michael Nancy	Amezquita Edward	
Closing Date	01/18/1999		07/13/2009	10/24/1994
Sale Price	\$180,000		\$313,500	\$302,500
Bedrooms				
Bathrooms (Total)				
Total Assessment	\$362,800	\$170,500	\$245,400	\$528,700
Total Tax	\$14,650	\$6,885	\$9,909	\$21,349
Land Use - Universal	SFR	SFR	SFR	SFR
Lot Acres	0.1148	0.1148	0.1722	0.1722
Lot Sq Ft	5,000	5,001	7,500	7,501
Stories	2	1	2	
Building Sq Ft	2,676	957	1,446	4,308
Year Built	1945	1954	1920	1985
Distance (miles)	'''	0.03	0.03	0.03

Subject Property

Neighbor 16

Neighbor 17

Neighbor 18



Address	35 Watson Ave	42 Watson Ave	47 Watson Ave	23 Watson Ave
Municipality	WEST ORANGE TWP	WEST ORANGE TWP	WEST ORANGE TWP	WEST ORANGE TWP
Zip	07052	07052	07052	07052
Owner Name	EDWARDS NIGEL	SOLIS JAVIER	WP GLENRIDGE WATSON LLC	RICE TARIK H
Owner Name 2	Edwards Rapier M	Solis Menni Q		
Closing Date	01/18/1999	03/17/2011	01/24/2019	02/21/2001
Sale Price	\$180,000	\$250,000	\$1,625,000	\$185,000
Bedrooms				
Bathrooms (Total)				
Total Assessment	\$362,800	\$241,600	\$460,500	\$243,400
Total Tax	\$14,650	\$9,756	\$18,595	\$9,828
Land Use - Universal	SFR	SFR	Apartment	SFR
Lot Acres	0.1148	0.0861	0.0861	0.1148
Lot Sq Ft	5,000	3,751	3,751	5,000
Stories	2	2	3	2
Building Sq Ft	2,676	2,390		1,800
Year Built	1945	1920	1931	1915
Distance (miles)	0.03	0.03	0.03	0.04

Subject Property
Neighbor 19
Neighbor 20


Address	35 Watson Ave	20 Watson Ave	10 Whittlesey Ave
Municipality	WEST ORANGE TWP	WEST ORANGE TWP	WEST ORANGE TWP
Zip	07052	07052	07052
Owner Name	EDWARDS NIGEL	MONTOYA MANUEL	LINGO-OSOUNA TIFFANY
Owner Name 2	Edwards Rapier M		Devon Osouna
Closing Date	01/18/1999	01/05/2005	05/20/2019
Sale Price	\$180,000	\$357,000	\$330,000
Bedrooms			
Bathrooms (Total)			
Total Assessment	\$362,800	\$233,800	\$198,500
Total Tax	\$14,650	\$9,441	\$8,015
Land Use - Universal	SFR	SFR	SFR
Lot Acres	0.1148	0.1148	0.0941
Lot Sq Ft	5,000	5,001	4,099
Stories	2	2	2
Building Sq Ft	2,676	1,428	1,182
Year Built	1945	1924	1905
Distance (miles)	'''	0.04	0.04