


# 321 W Farms Rd, Farmingdale, NJ 07727-3561, Monmouth County

APN: 21-00154-0000-00013 CLIP: 1082964574

	<b>Beds</b> N/A	<b>Full Baths</b> N/A	<b>Half Baths</b> N/A	<b>MLS Sale Price</b> \$590,000	<b>MLS Sale Date</b> 08/04/2015
	<b>Bldg Sq Ft</b> 3,200	<b>Lot Sq Ft</b> 92,783	<b>Yr Built</b> 1967	<b>Type</b> N/A	

OWNER INFORMATION			
Owner Name	Camp Royal Estates LLC	Tax Billing Zip	07727
Tax Billing Address	321 W Farms Rd	Tax Billing Zip+4	3561
Tax Billing City & State	Farmingdale, NJ	Owner Occupied	Yes

COMMUNITY INSIGHTS			
Median Home Value	\$600,364	School District	HOWELL TOWNSHIP PUBLIC SCH OOL DISTRICT
Median Home Value Rating	7 / 10	Family Friendly Score	93 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	68 / 100	Walkable Score	33 / 100
Total Incidents (1 yr)	55	Q1 Home Price Forecast	\$605,637
Standardized Test Rank	75 / 100	Last 2 Yr Home Appreciation	16%

LOCATION INFORMATION			
Township	Howell Twp	Block #	154
School District Name	Howell Township PS	Lot #	13
Zoning	ARE2	Flood Zone Date	09/25/2009
Census Tract	8112.00	Flood Zone Panel	34025C0304F
Carrier Route	R011		

TAX INFORMATION			
Tax ID	<a href="#">21-00154-0000-00013</a>	Tax Appraisal Area	21
Alt APN	062741	Lot Number	13
% Improved	63%	Block ID	154
Tax Area	21	Exemption(s)	Municipal/City-Cty-State

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$550,500	\$507,200	\$485,400
Assessed Value - Land	\$205,400	\$184,900	\$184,900
Assessed Value - Improved	\$345,100	\$322,300	\$300,500
YOY Assessed Change (%)	8.54%	4.49%	
YOY Assessed Change (\$)	\$43,300	\$21,800	
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$9,038		
2024	\$9,003	-\$35	-0.39%
2025	\$9,452	\$449	4.99%

CHARACTERISTICS			
Estimated Lots Acres	2.13	Estimated Building Square Feet	3,200
Estimated Lot Area	92,783	Year Built	1967
Stories	MLS: 1		

SELL SCORE	
Value As Of	2026-04-05 06:32:17

LISTING INFORMATION			
MLS Listing Number	<a href="#">21438169</a>	MLS Sale Date	08/04/2015
MLS Status	Closed	MLS Sale Price	\$590,000
MLS Status Change Date	08/07/2015	MLS List. Agent Name	7852-Cynthia Guariglia
MLS Listing Date	09/19/2014	MLS List. Broker Name	KELLER WILLIAMS REALTY MONMOUTH/OCEAN
MLS Current List Price	\$625,000	MLS Selling Agent Name	37045-Lisa Gallo
MLS Orig. List Price	\$625,000	MLS Selling Broker Name	LBO REALTY

MLS Listing #	21403250	21209713
MLS Status	Expired	Expired
MLS Listing Date	01/27/2014	03/12/2012
MLS Listing Price	\$625,000	\$599,900
MLS Orig Listing Price	\$625,000	\$599,900

**LAST MARKET SALE & SALES HISTORY**

Recording Date	08/27/2015	Deed Type	Deed (Reg)
Settle Date	Tax: 08/04/2014 MLS: 08/04/2015	Owner Name	Camp Royal Estates LLC
Sale Price	\$590,000	Seller	Dec Properties LLC
Document Number	9128-5471		

Recording Date	08/27/2015	08/06/2010
Sale Price	\$590,000	\$460,000
Buyer Name	Camp Royal Ests LLC	Dec Properties LLC
Seller Name	Dec Properties LLC	Learning Disabilities Assn
Document Number	9128-5471	8844-712
Document Type	Deed (Reg)	Bargain & Sale Deed

**MORTGAGE HISTORY**

Mortgage Date	08/27/2015	08/06/2010	01/10/1996
Mortgage Amount	\$629,000	\$414,000	\$25,000
Mortgage Lender	Wells Fargo Bk Na	Private Individual	National Westminster Bk
Mortgage Type	Construction	Resale	Refi

**PROPERTY MAP**



\*Lot Dimensions are Estimated

