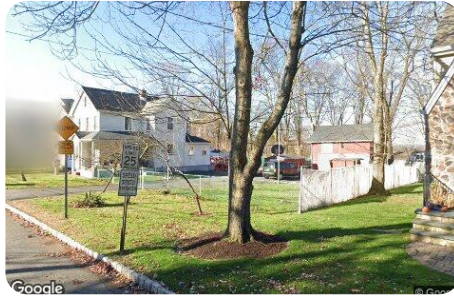


Single Family Residence **RESIDENTIAL**

44 CORTLAND ST

ROSELAND, NJ 07068

\$798,270 TopHap Estimate · \$451 / ft² · confidence 92 · as of Jul 14, 2026



1,769 ft²
LIVING AREA

0.16 ac
LOT SIZE

1920
YEAR BUILT

2
STORIES

VALUATION

\$798K

\$738K low

\$858K high

Last Sale

\$450,000 · Jan 2, 2007

Est. Owner Equity

\$464,270

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$9,690 (2025)
Assessed Value	\$520,400
Previous Assessed	\$520,400
Assessor Market Value	\$520,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.16
Construction	Frame (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 14, 2006	Resale	Grant Deed	\$450,000	\$254	\$360K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lester C. Noecker School	Elementary	PK–6	0.9 mi
West Essex High School	High	9–12	3.7 mi
West Essex Middle School	Middle	7–8	3.8 mi

District: West Essex Regional School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 07068

25 CRIME INDEX	97 AIR POLLUTION	6,202 POPULATION	\$131K MEDIAN IN-COME	51°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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