

Single Family Residence **RESIDENTIAL**

# 727 FRANKLIN TER

ROSELLE, NJ 07203

**\$517,262** TopHap Estimate · \$573 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**903 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1951**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$517K**

\$493K low

\$542K high

Last Sale

**\$102,500 · Aug 17, 1994**

Est. Owner Equity

**\$307,198**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,333 (2025) |
| Assessed Value        | \$123,900       |
| Previous Assessed     | \$123,900       |
| Assessor Market Value | \$123,900       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | UNION                   |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Aug 16, 1994 | Resale | Grant Deed | \$103,000 | \$114  | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Washington Elementary School    | Elementary | 1–4    | 0.3 mi   |
| Grace Wilday Junior High School | Middle     | 7–8    | 0.5 mi   |
| Abraham Clark High School       | High       | 9–12   | 0.7 mi   |

District: Roselle Borough 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 07203

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>23,141</b><br>POPULATION | <b>\$83K</b><br>MEDIAN IN-COME | <b>54°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|