

Single Family Residence **RESIDENTIAL**

85 RIGGS PL

WEST ORANGE, NJ 07052

\$762,963 TopHap Estimate · \$299 / ft² · confidence 93 · as of Jul 14, 2026



2,554 ft²
LIVING AREA

0.12 ac
LOT SIZE

1907
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$763K

\$713K low

\$813K high

Last Sale

\$426,000 · Dec 11, 2006

Est. Owner Equity

\$336,963

Loan-to-Value

55%

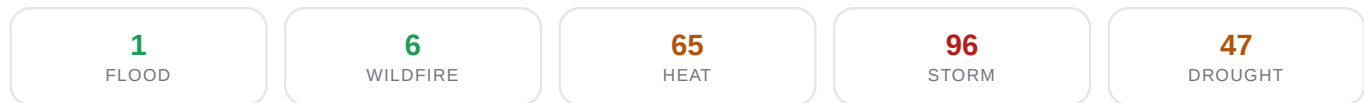
TAX & ASSESSMENT

Property Tax	\$16,876 (2025)
Assessed Value	\$642,400
Previous Assessed	\$642,400
Assessor Market Value	\$642,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.12
Construction	Frame (Unspecified)
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 20, 2006	Resale	Grant Deed	\$426,000	\$167	\$341K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Avenue Elementary School	Elementary	KG–5	0.3 mi
Roosevelt Middle School	Middle	6–8	0.6 mi
West Orange High School	High	9–12	2.5 mi

District: West Orange Town 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 07052

53 CRIME INDEX	105 AIR POLLUTION	49,694 POPULATION	\$132K 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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