

Single Family Residence **RESIDENTIAL**

**44B W ROSELLE AVE**  
ROSELLE PARK, NJ 07204



**711 ft<sup>2</sup>**  
LIVING AREA

**711 ft<sup>2</sup>**  
LOT SIZE

**1948**  
YEAR BUILT

**VALUATION**

Last Sale **\$243,000 · Mar 27, 2026**

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,249 (2025)</b> |
| Assessed Value        | <b>\$116,500</b>      |
| Previous Assessed     | <b>\$116,500</b>      |
| Assessor Market Value | <b>\$116,500</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | UNION                   |
| Lot (acres)   | 0.02                    |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Dec 2, 2025  | Resale | Deed       | \$243,000 | \$342              | \$232K |
| Jun 1, 2016  | Resale | Grant Deed | \$125,500 | \$177              |        |
| Nov 19, 2009 | Resale | Deed       | \$148,500 | \$209              | \$145K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Roselle Park High School        | High       | 9–12   | 0.2 mi   |
| Robert Gordon Elementary School | Elementary | PK–5   | 0.5 mi   |
| Roselle Park Middle School      | Middle     | 6–8    | 0.5 mi   |

District: Roselle Park 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 07204

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>14,215</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

Occupancy

**Owner occupied**