

Residential (General/Single) **RESIDENTIAL**

264 RIVER DR

RIVER VALE, NJ 07675

\$1,180,456 TopHap Estimate · \$346 / ft² · confidence 90 · as of Jul 14, 2026



3,413 ft²
LIVING AREA

0.58 ac
LOT SIZE

1956
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$675,000 · Apr 5, 2007

Est. Owner Equity

\$763,456

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$19,713 (2025)
Assessed Value	\$703,800
Previous Assessed	\$703,800
Assessor Market Value	\$703,800

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Cape Cod
County	BERGEN
Lot (acres)	0.58
Construction	Frame (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 2, 2007	Resale	Grant Deed	\$675,000	\$198	\$473K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roberge Elementary School	Elementary	KG–5	0.6 mi
Holdrum Middle School	Middle	6–8	0.7 mi
Pascack Valley High School	High	9–12	1.5 mi

District: Pascack Valley 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 07675

44 CRIME INDEX	116 AIR POLLUTION	27,744 POPULATION	\$163K MEDIAN IN-COME	52°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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