

Single Family Residence **RESIDENTIAL**

88 RIVERVIEW TER

RIVERDALE, NJ 07457

\$468,784 TopHap Estimate · \$422 / ft² · confidence 96 · as of Jul 14, 2026



1,112 ft²
LIVING AREA

0.16 ac
LOT SIZE

1951
YEAR BUILT

1
STORIES

VALUATION

\$469K

\$451K low

\$487K high

Last Sale

\$199,900 · Dec 30, 2014

Est. Owner Equity

\$347,284

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$6,738 (2024)
Assessed Value	\$415,200
Previous Assessed	\$369,000
Assessor Market Value	\$415,200

PROPERTY FACTS

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

CLIMATE RISK

63 FLOOD	4 WILDFIRE	62 HEAT	97 STORM	47 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 1, 2026	Financing	Mortgage			\$122K
Dec 11, 2014	Resale	Grant Deed	\$199,900	\$180	
Aug 15, 2013	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverdale School	Elementary	PK–8	0.4 mi
Pompton Lakes High School	High	9–12	0.8 mi

District: Pompton Lakes 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 07457

122 CRIME INDEX	98 AIR POLLUTION	4,349 POPULATION	\$107K 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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