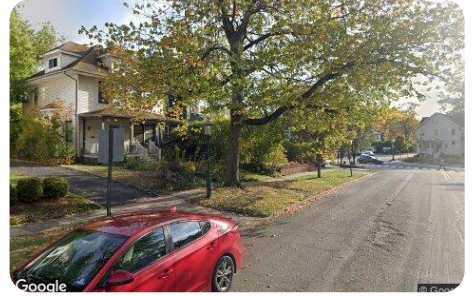


Single Family Residence **RESIDENTIAL**

88 RIGGS PL

SOUTH ORANGE, NJ 07079

\$1,330,277 TopHap Estimate · \$587 / ft² · confidence 82 · as of Jul 14, 2026



2,266 ft²
LIVING AREA

0.16 ac
LOT SIZE

1904
YEAR BUILT

2
STORIES

VALUATION

\$1.3M

\$1.1M low

\$1.6M high

Last Sale

\$1,220,000 · Jan 24, 2025

Est. Owner Equity

\$381,277

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$20,109 (2025)
Assessed Value	\$778,200
Previous Assessed	\$778,200
Assessor Market Value	\$778,200

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.17
Construction	Frame (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2026	Financing	Mortgage			\$949K
Jan 15, 2025	Resale	Deed	\$1,220,000	\$538	\$960K
Apr 8, 2023	Financing	Intrafamily Transfer			
Nov 14, 2019	Resale	Grant Deed	\$747,000	\$330	\$710K
Jul 21, 2017	Resale	Deed	\$727,000	\$321	\$582K
Jan 3, 2017	Non-arms-length	Grant Deed	\$345,000	\$152	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Marshall Elementary School	Elementary	KG–3	0.5 mi
South Orange Middle School	Middle	6–8	0.6 mi
Columbia High School	High	9–12	0.8 mi

District: South Orange-Maplewood 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 07079

45 CRIME INDEX	104 AIR POLLUTION	18,760 POPULATION	\$164K 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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