

Single Family Residence

**RESIDENTIAL**

# 8 ROSE ST

SOUTH RIVER, NJ 08882

**\$449,119**

TopHap Estimate · \$336 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**1,336 ft<sup>2</sup>**

LIVING AREA

**4,282 ft<sup>2</sup>**

LOT SIZE

**1922**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$449K**

\$428K low

\$470K high

Last Sale

**\$172,000 · Nov 15, 2019**

Est. Owner Equity

**\$314,119**

Loan-to-Value

**31%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,858 (2025) |
| Assessed Value        | \$182,000      |
| Previous Assessed     | \$182,000      |
| Assessor Market Value | \$182,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | MIDDLESEX               |
| Lot (acres)   | 0.10                    |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 27<br>WILDFIRE | 65<br>HEAT | 90<br>STORM | 43<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------|-----------|--------------------|--------|
| Nov 14, 2019 | Resale | Deed | \$172,000 | \$129              | \$163K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| South River Primary School | Elementary | KG–2   | 0.9 mi   |
| South River Middle School  | Middle     | 6–8    | 0.9 mi   |
| South River High School    | High       | 9–12   | 1.0 mi   |

District: South River 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 08882

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>98</b><br>AIR POLLUTION | <b>16,718</b><br>POPULATION | <b>\$86K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|