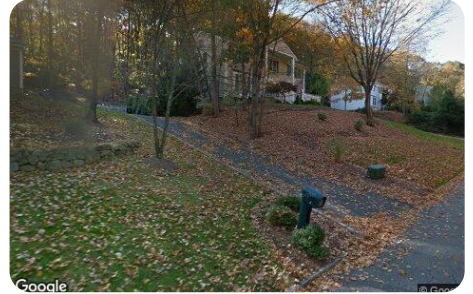


Single Family Residence **RESIDENTIAL**

45 FORREST RD

RANDOLPH, NJ 07869

\$957,480 TopHap Estimate · \$380 / ft² · confidence 95 · as of Jul 14, 2026



2,522 ft²
LIVING AREA

0.57 ac
LOT SIZE

1978
YEAR BUILT

VALUATION

\$957K

\$911K low

\$1M high

Last Sale

\$598,000 · Jun 25, 2015

Est. Owner Equity

\$857,480

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$15,981 (2024)
Assessed Value	\$564,500
Previous Assessed	\$564,500
Assessor Market Value	\$564,500

PROPERTY FACTS

Property Type	Single Family Residence
County	MORRIS
Lot (acres)	0.57
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 19, 2015	Resale	Grant Deed	\$598,000	\$237	
Sep 24, 2007	Financing	Intrafamily Transfer			\$480K
Jul 14, 2007	Quitclaim	Quit Claim Transfer			
Apr 22, 2005	Financing	Deed			\$439K
Sep 3, 1998	Resale	Grant Deed	\$279,000	\$111	\$223K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shongum School	Elementary	KG–5	0.5 mi
Randolph Middle School	Middle	6–8	1.1 mi
Randolph High School	High	9–12	1.1 mi

District: Randolph Township 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 07869

57 CRIME INDEX	98 AIR POLLUTION	26,744 POPULATION	\$169K MEDIAN IN-COME	48°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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