

Single Family Residence **RESIDENTIAL**

88 RIGGS PL
WEST ORANGE, NJ 07052



2,171 ft²
LIVING AREA

0.1 ac
LOT SIZE

1916
YEAR BUILT

2
STORIES

VALUATION

Last Sale **\$645,000 · Jun 2, 2026**

TAX & ASSESSMENT

Property Tax	\$13,285 (2025)
Assessed Value	\$505,700
Previous Assessed	\$505,700
Assessor Market Value	\$505,700

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.10
Pool	No

CLIMATE RISK

1 FLOOD	15 WILDFIRE	65 HEAT	96 STORM	47 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 28, 2026	Resale	Bargain And Sale Deed	\$645,000	\$297	\$560K
Oct 22, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Avenue Elementary School	Elementary	KG–5	0.3 mi
Roosevelt Middle School	Middle	6–8	0.6 mi
West Orange High School	High	9–12	2.5 mi

District: West Orange Town 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 07052

53 CRIME INDEX	105 AIR POLLUTION	49,694 POPULATION	\$132K MEDIAN IN-COME	51°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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