

Residential (General/Single)

RESIDENTIAL

40 BLACK ROCK TER

RINGWOOD, NJ 07456

\$605,309 TopHap Estimate · \$411 / ft² · confidence 94 · as of Jul 14, 2026



1,474 ft²
LIVING AREA

0.33 ac
LOT SIZE

1955
YEAR BUILT

1
STORIES

VALUATION

\$605K

\$567K low

\$643K high

Last Sale

\$360,000 · Feb 4, 2020

Est. Owner Equity

\$282,059

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$12,189 (2025)
Assessed Value	\$286,200
Previous Assessed	\$286,200
Assessor Market Value	\$286,200

PROPERTY FACTS

Property Type	Residential (General/Single)
County	PASSAIC
Lot (acres)	0.33
Construction	Frame (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 6, 2020	Resale	Deed	\$360,000	\$244	\$310K
Nov 9, 2017	Financing	Deed			\$249K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin J. Ryerson Middle School	Middle	6–8	0.2 mi
Robert Erskine Elementary School	Elementary	KG–3	1.3 mi
Lakeland Regional High School	High	9–12	3.7 mi

District: Lakeland Regional 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 07456

14 CRIME INDEX	104 AIR POLLUTION	11,379 POPULATION	\$145K MEDIAN IN-COME	50°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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