

Single Family Residence **RESIDENTIAL**

# 40 OLD EAGLE ROCK AVE

ROSELAND, NJ 07068

**\$886,000** TopHap Estimate · \$445 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**1,990 ft<sup>2</sup>**  
LIVING AREA

**0.45 ac**  
LOT SIZE

**1870**  
YEAR BUILT

**2**  
STORIES

## VALUATION

**\$886K**

\$790K low

\$982K high

Last Sale

**\$190,000 · Jun 5, 1992**

Est. Owner Equity

**\$745,461**

Loan-to-Value

**17%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,614 (2025) |
| Assessed Value        | \$516,300      |
| Previous Assessed     | \$516,300      |
| Assessor Market Value | \$516,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ESSEX                   |
| Lot (acres)   | 0.45                    |
| Construction  | Frame (Unspecified)     |
| Pool          | No                      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Lester C. Noecker School | Elementary | PK–6   | 1.6 mi   |
| West Essex High School   | High       | 9–12   | 3.9 mi   |
| West Essex Middle School | Middle     | 7–8    | 4.0 mi   |

District: West Essex 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 07068**

|                          |                            |                            |                                     |                         |                        |
|--------------------------|----------------------------|----------------------------|-------------------------------------|-------------------------|------------------------|
| <b>25</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>6,202</b><br>POPULATION | <b>\$131K</b><br>MEDIAN IN-<br>COME | <b>51°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|-------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|