

Single Family Residence **RESIDENTIAL**

900 RIVER PL

BUTLER, NJ 07405

\$497,392 TopHap Estimate · \$341 / ft² · confidence 94 · as of Jul 14, 2026



1,457 ft²
LIVING AREA

1.26 ac
LOT SIZE

2008
YEAR BUILT

VALUATION

\$497K

\$468K low

\$526K high

Last Sale

\$485,000 · Feb 18, 2026

Est. Owner Equity

\$36,642

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$9,152 (2024)
Assessed Value	\$419,300
Previous Assessed	\$389,500
Assessor Market Value	\$419,300

PROPERTY FACTS

Property Type	Single Family Residence
County	MORRIS
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 5, 2026	Resale	Deed	\$485,000	\$333	\$461K
Apr 30, 2022	Resale	Deed	\$375,000	\$257	\$356K
Oct 20, 2008	Resale	Grant Deed	\$338,097	\$232	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Butler High School	High	9–12	0.6 mi
Aaron Decker School	Elementary	PK–4	0.7 mi
Richard Butler School	Middle	5–8	0.7 mi

District: Butler 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 07405

72 CRIME INDEX	103 AIR POLLUTION	18,807 POPULATION	\$138K MEDIAN IN- COME	49°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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