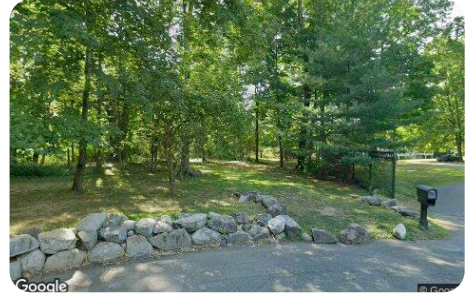
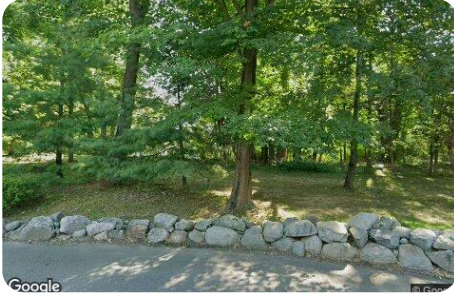


Residential (General/Single) **RESIDENTIAL**

45 W SADDLE RIVER RD

SADDLE RIVER, NJ 07458

\$1,863,443 TopHap Estimate · \$341 / ft² · confidence 70 · as of Jul 14, 2026



5,460 ft²
LIVING AREA

2.6 ac
LOT SIZE

1947
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$1.9M

\$1.3M low

\$2.4M high

Est. Owner Equity

\$1,463,443

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$11,867 (2025)
Assessed Value	\$1,112,200
Previous Assessed	\$1,112,200
Assessor Market Value	\$1,112,200

PROPERTY FACTS

Property Type	Residential (General/Single)
County	BERGEN
Construction	Frame (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 9, 2024	Financing	Intrafamily Transfer			
Dec 14, 2021	Financing	Intrafamily Transfer			
Apr 24, 2013	Quitclaim	Quit Claim Transfer			
Aug 3, 2010	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wandell School	Elementary	PK–5	1.2 mi
Northern Highlands Regional High School	High	9–12	2.4 mi
Smith Middle School	Middle	6–8	4.2 mi

District: Ramsey 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 07458

58 CRIME INDEX	113 AIR POLLUTION	12,183 POPULATION	\$214K MEDIAN IN-COME	51°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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