

Residential (General/Single)

RESIDENTIAL

261 ROCKLAND AVE

RIVER VALE, NJ 07675

\$1,096,022 TopHap Estimate · \$378 / ft² · confidence 93 · as of Jul 14, 2026



2,898 ft²
LIVING AREA

0.27 ac
LOT SIZE

2013
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$785,500 · Aug 17, 2020

Est. Owner Equity

\$280,072

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$22,640 (2025)
Assessed Value	\$808,300
Previous Assessed	\$808,300
Assessor Market Value	\$808,300

PROPERTY FACTS

Property Type	Residential (General/Single)
County	BERGEN
Lot (acres)	0.27
Construction	Frame (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2020	Resale	Bargain And Sale Deed	\$785,500	\$271	\$707K
Aug 1, 2013	Resale	Grant Deed	\$285,000	\$98	
Nov 17, 2005	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roberge Elementary School	Elementary	KG–5	0.4 mi
Holdrum Middle School	Middle	6–8	0.6 mi
Pascack Valley High School	High	9–12	1.1 mi

District: Pascack Valley 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 07675

44 CRIME INDEX	116 AIR POLLUTION	27,744 POPULATION	\$163K MEDIAN IN-COME	52°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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