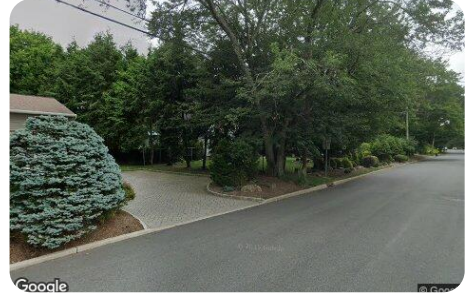
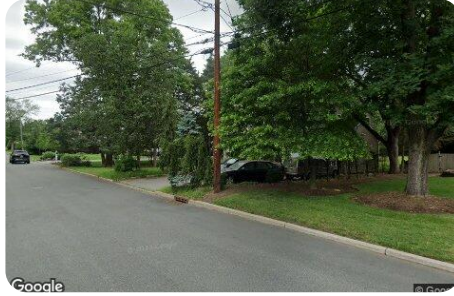


Residential (General/Single) **RESIDENTIAL**

264 ROCKLAND AVE

RIVER VALE, NJ 07675

\$884,697 TopHap Estimate · \$386 / ft² · confidence 93 · as of Jul 14, 2026



2,292 ft²
LIVING AREA

1 ac
LOT SIZE

1956
YEAR BUILT

1
STORIES

VALUATION

\$885K

\$824K low

\$945K high

Last Sale

\$840,000 · Oct 22, 2021

Est. Owner Equity

\$170,697

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$18,660 (2025)
Assessed Value	\$666,200
Previous Assessed	\$666,200
Assessor Market Value	\$666,200

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 22, 2021	Resale	Deed	\$840,000	\$366	\$714K
Jun 8, 2016	Quitclaim	Quit Claim Transfer			

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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