

Residential (General/Single)

**RESIDENTIAL**

## 276 RIVER DR

RIVER VALE, NJ 07675

**\$1,406,344** TopHap Estimate · \$633 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2,223 ft<sup>2</sup>**  
LIVING AREA

**0.87 ac**  
LOT SIZE

**1956**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

### VALUATION

**\$1.4M**

\$1.3M low

\$1.5M high

Last Sale

**\$1,390,000 · Apr 15, 2026**

Est. Owner Equity

**\$1,406,344**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$26,761 (2025) |
| Assessed Value        | \$955,400       |
| Previous Assessed     | \$955,400       |
| Assessor Market Value | \$955,400       |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| Style         | Cape Cod                     |
| County        | BERGEN                       |
| Lot (acres)   | 0.87                         |
| Construction  | Frame (Unspecified)          |
| Pool          | No                           |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-------------|--------------------|--------|
| Mar 6, 2026  | Resale | Deed       | \$1,390,000 | \$625              | \$850K |
| Mar 6, 2026  | Resale | Deed       | \$1,390,000 | \$625              | \$850K |
| Aug 17, 2018 | Resale | Deed       | \$644,000   | \$290              |        |
| May 31, 2017 | Resale | Grant Deed | \$460,000   | \$207              |        |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Holdrum Middle School      | Middle     | 6–8    | 0.6 mi   |
| Roberge Elementary School  | Elementary | KG–5   | 0.6 mi   |
| Pascack Valley High School | High       | 9–12   | 1.4 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>44</b><br>CRIME INDEX | <b>116</b><br>AIR POLLUTION | <b>27,744</b><br>POPULATION | <b>\$163K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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