

Residential (General/Single)

**RESIDENTIAL**

# 860 ROSLYN RD

RIDGEWOOD, NJ 07450

**\$1,576,326** TopHap Estimate · \$412 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3,823 ft<sup>2</sup>**  
LIVING AREA

**0.36 ac**  
LOT SIZE

**1950**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$1.6M**

\$1.4M low

\$1.7M high

Last Sale

**\$320,000 · Mar 2, 1994**

Est. Owner Equity

**\$1,170,326**

Loan-to-Value

**26%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$25,131 (2025) |
| Assessed Value        | \$869,600       |
| Previous Assessed     | \$869,600       |
| Assessor Market Value | \$869,600       |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | BERGEN                       |
| Lot (acres)   | 0.36                         |
| Construction  | Frame (Unspecified)          |
| Pool          | No                           |

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|--------|------------|-----------|--------------------|--------|
| Mar 2, 1994 | Resale | Grant Deed | \$320,000 | \$84               | \$256K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Benjamin Franklin Middle School | Middle     | 6–8    | 0.9 mi   |
| Ridgewood High School           | High       | 9–12   | 1.4 mi   |
| Hawes Elementary School         | Elementary | KG–5   | 2.4 mi   |

District: Ridgewood Village 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 07450**

|                          |                             |                             |                                     |                         |                        |
|--------------------------|-----------------------------|-----------------------------|-------------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>116</b><br>AIR POLLUTION | <b>26,611</b><br>POPULATION | <b>\$189K</b><br>MEDIAN IN-<br>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> |
|-----------|-----------------------|