

Single Family Residence **RESIDENTIAL**

# 46 CORTLAND ST

ROSELAND, NJ 07068

**\$899,000** TopHap Estimate · \$352 / ft² · confidence 92 · as of Jul 14, 2026



**2,551 ft²**  
LIVING AREA

**0.12 ac**  
LOT SIZE

**1875**  
YEAR BUILT

**2**  
STORIES

## VALUATION

**\$899K**

**\$825K low**

**\$973K high**

Last Sale

**\$660,000 · Sep 15, 2020**

Est. Owner Equity

**\$899,000**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,271 (2025) |
| Assessed Value        | \$551,600       |
| Previous Assessed     | \$551,600       |
| Assessor Market Value | \$551,600       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ESSEX                   |
| Lot (acres)   | 0.12                    |
| Construction  | Frame (Unspecified)     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Aug 28, 2020 | Resale          | Grant Deed          | \$660,000 | \$259              |        |
| Oct 2, 2018  | Resale          | Grant Deed          | \$280,000 | \$110              | \$394K |
| May 2, 2017  | Non-arms-length | Grant Deed          | \$215,000 | \$84               |        |
| Mar 10, 2010 | Quitclaim       | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Lester C. Noecker School | Elementary | PK–6   | 0.9 mi   |
| West Essex High School   | High       | 9–12   | 3.7 mi   |
| West Essex Middle School | Middle     | 7–8    | 3.8 mi   |

District: West Essex 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 07068

|                          |                            |                            |                                 |                         |                        |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>25</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>6,202</b><br>POPULATION | <b>\$131K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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