

Residential (General/Single) **RESIDENTIAL**

15 ROWANTREE DR

UPPER SADDLE RIVER, NJ 07458

\$1,197,465 TopHap Estimate · \$453 / ft² · confidence 94 · as of Jul 14, 2026



2,646 ft²
LIVING AREA

0.86 ac
LOT SIZE

1972
YEAR BUILT

2
STORIES

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$450,000 · Jul 5, 1990

Est. Owner Equity

\$732,465

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$16,276 (2025)
Assessed Value	\$628,400
Previous Assessed	\$628,400
Assessor Market Value	\$628,400

PROPERTY FACTS

Property Type	Residential (General/Single)
County	BERGEN
Lot (acres)	0.86
Construction	Frame (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 5, 1990	Resale	Grant Deed	\$450,000	\$170	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emil A. Cavallini Middle School	Middle	6–8	1.2 mi
Robert D. Reynolds Primary School	Elementary	PK–2	1.3 mi
Northern Highlands Regional High School	High	9–12	4.2 mi

District: Upper Saddle River Borough 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 07458

58 CRIME INDEX	113 AIR POLLUTION	12,183 POPULATION	\$214K MEDIAN IN-COME	51°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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