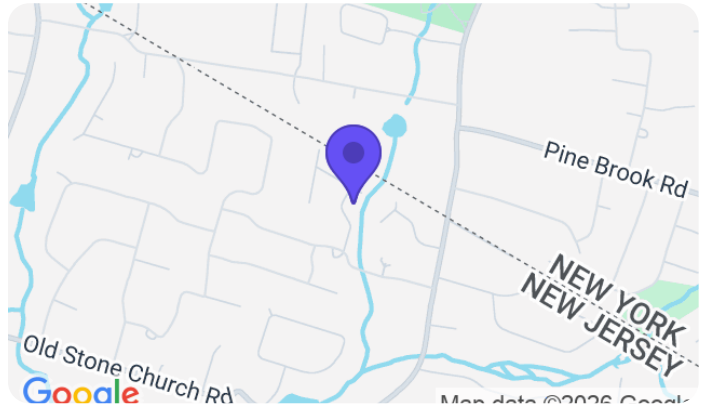
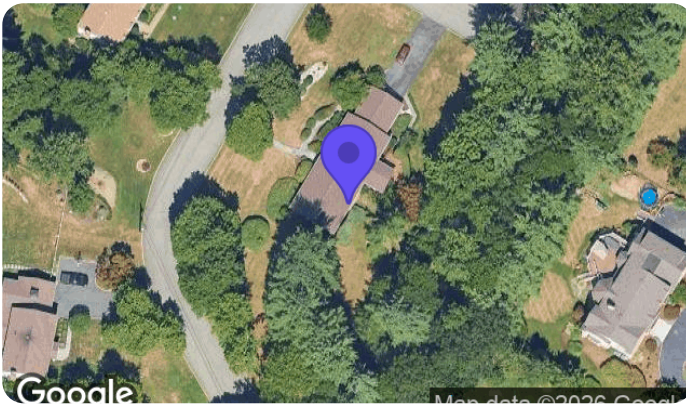
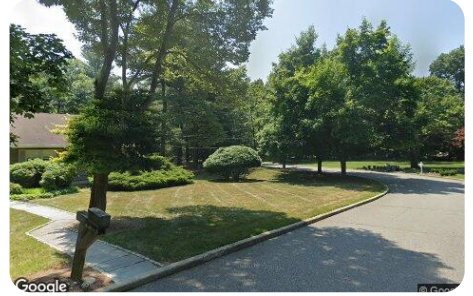


Residential (General/Single) **RESIDENTIAL**

# 16 ROWANTREE DR

UPPER SADDLE RIVER, NJ 07458

**\$1,028,268** TopHap Estimate · \$451 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**2,282 ft<sup>2</sup>**  
LIVING AREA

**0.86 ac**  
LOT SIZE

**1972**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$1M**

\$929K low

\$1.1M high

Last Sale

**\$950,000 · Jan 28, 2025**

Est. Owner Equity

**\$315,768**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$16,356 (2025) |
| Assessed Value        | \$631,500       |
| Previous Assessed     | \$631,500       |
| Assessor Market Value | \$631,500       |

## PROPERTY FACTS

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

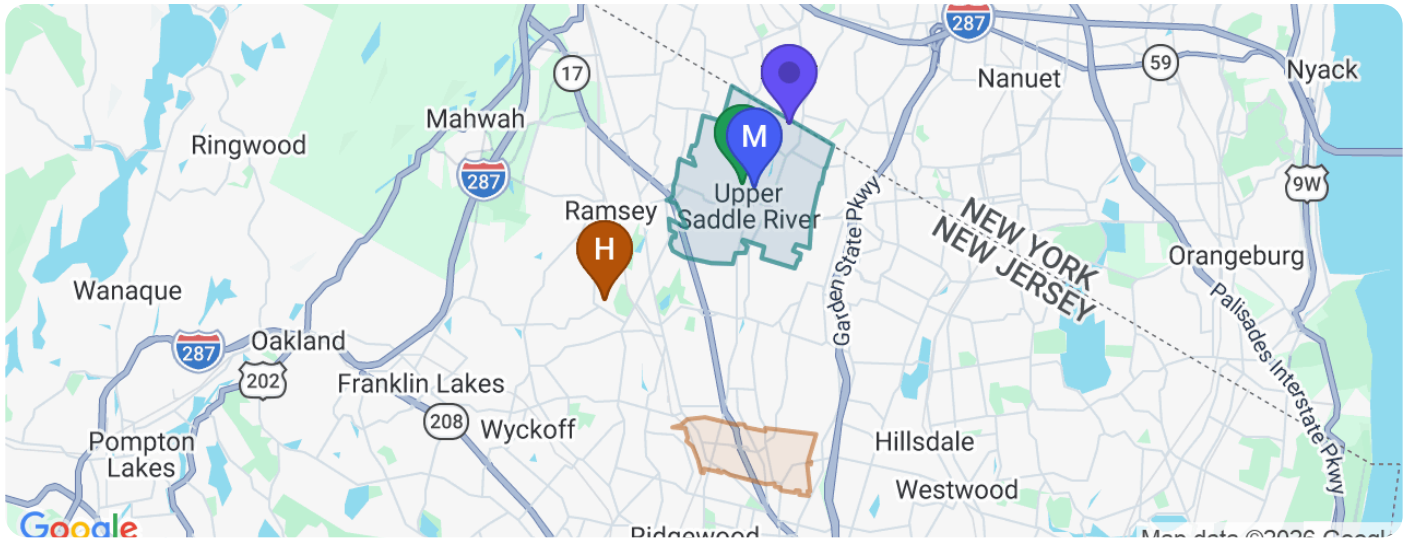
## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Jan 2, 2025  | Resale | Deed       | \$950,000 | \$416              | \$713K |
| Jun 22, 1995 | Resale | Grant Deed | \$400,000 | \$175              | \$300K |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>58</b><br>CRIME INDEX | <b>113</b><br>AIR POLLUTION | <b>12,183</b><br>POPULATION | <b>\$214K</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> |
|-----------|-----------------------|