

Single Family Residence **RESIDENTIAL**

55 RIGGS PL

WEST ORANGE, NJ 07052

\$589,809 TopHap Estimate · \$317 / ft² · confidence 95 · as of Jul 14, 2026



1,862 ft²
LIVING AREA

0.12 ac
LOT SIZE

1911
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$590K

\$561K low

\$618K high

Last Sale

\$430,000 · May 15, 2020

Est. Owner Equity

\$32,809

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$13,681 (2025)
Assessed Value	\$520,800
Previous Assessed	\$520,800
Assessor Market Value	\$520,800

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	4 WILDFIRE	65 HEAT	96 STORM	47 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 7, 2020	Resale	Grant Deed	\$430,000	\$231	\$409K
Oct 10, 2019	Resale	Grant Deed	\$170,000	\$91	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Avenue Elementary School	Elementary	KG–5	0.3 mi
Roosevelt Middle School	Middle	6–8	0.7 mi
West Orange High School	High	9–12	2.5 mi

District: West Orange Town 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 07052

53 CRIME INDEX	105 AIR POLLUTION	49,694 POPULATION	\$132K MEDIAN IN-COME	51°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------