

Single Family Residence

RESIDENTIAL

45 INDEPENDENCE DR

ROSELLE, NJ 07203

\$533,784 TopHap Estimate · \$296 / ft² · confidence 90 · as of Jul 14, 2026



1,804 ft²
LIVING AREA

0.14 ac
LOT SIZE

1951
YEAR BUILT

1
STORIES

VALUATION

\$534K

\$483K low

\$585K high

Last Sale

\$314,000 · Apr 20, 2021

Est. Owner Equity

\$235,484

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$11,251 (2025)
Assessed Value	\$123,000
Previous Assessed	\$123,000
Assessor Market Value	\$123,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	UNION
Lot (acres)	0.14
Construction	Frame (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 18, 2021	Resale	Deed	\$314,000	\$174	\$298K
Dec 24, 1996	Resale	Grant Deed	\$105,000	\$58	\$84K
Aug 30, 1990	Resale	Grant Deed	\$130,000	\$72	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Elementary School	Elementary	1–4	0.2 mi
Grace Wilday Junior High School	Middle	7–8	0.6 mi
Abraham Clark High School	High	9–12	0.6 mi

District: Roselle 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 07203

104 CRIME INDEX	101 AIR POLLUTION	23,141 POPULATION	\$83K MEDIAN IN-COME	54°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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