

Residential (General/Single)

RESIDENTIAL

86 ROLLING RIDGE RD

UPPER SADDLE RIVER, NJ 07458

\$2,170,125 TopHap Estimate · \$419 / ft² · confidence 91 · as of Jul 14, 2026



5,185 ft²
LIVING AREA

0.92 ac
LOT SIZE

1958
YEAR BUILT

1
STORIES

VALUATION

\$2.2M

\$2M low

\$2.4M high

Last Sale

\$1,800,000 · Oct 12, 2022

Est. Owner Equity

\$770,125

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$29,746 (2025)
Assessed Value	\$1,148,500
Previous Assessed	\$1,148,500
Assessor Market Value	\$1,148,500

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Cape Cod
County	BERGEN
Lot (acres)	0.92
Construction	Brick
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 23, 2022	Resale	Deed	\$1,800,000	\$347	\$1.4M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emil A. Cavallini Middle School	Middle	6–8	1.0 mi
Robert D. Reynolds Primary School	Elementary	PK–2	1.2 mi
Northern Highlands Regional High School	High	9–12	3.9 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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