

Residential (General/Single) **RESIDENTIAL**

74 RIVERVALE RD

PARK RIDGE, NJ 07656

\$744,439 TopHap Estimate · \$662 / ft² · confidence 95 · as of Jul 14, 2026



1,124 ft²
LIVING AREA

0.14 ac
LOT SIZE

1935
YEAR BUILT

2
STORIES

1
PARKING

VALUATION

\$744K

\$708K low

\$781K high

Last Sale

\$695,500 · Mar 25, 2025

Est. Owner Equity

\$118,839

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$9,149 (2025)
Assessed Value	\$314,800
Previous Assessed	\$274,500
Assessor Market Value	\$314,800

PROPERTY FACTS

Property Type	Residential (General/Single)
County	BERGEN
Lot (acres)	0.14
Construction	Frame (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 25, 2025	Resale	Deed	\$695,500	\$619	\$626K
Jul 22, 2023	Resale	Deed	\$605,000	\$538	\$505K
Oct 19, 2020	Resale	Bargain And Sale Deed	\$375,000	\$334	\$300K
Jul 31, 2017	Resale	Dual Purpose Document	\$290,000	\$258	\$232K
Jul 9, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Brook Elementary School	Elementary	PK–6	0.2 mi
Park Ridge High School	Middle	7–12	0.7 mi

District: Park Ridge 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 07656

59 CRIME INDEX	110 AIR POLLUTION	9,020 POPULATION	\$162K MEDIAN IN-COME	52°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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