

Single Family Residence

**RESIDENTIAL**

# 44 RANKIN AVE

BASKING RIDGE, NJ 07920

**\$1,104,232** TopHap Estimate · \$566 / ft² · confidence 96 · as of Jul 14, 2026



**1,952 ft²**  
LIVING AREA

**0.5 ac**  
LOT SIZE

**1927**  
YEAR BUILT

**2**  
STORIES

**8**  
ROOMS

**2**  
PARKING

## VALUATION

**\$1.1M**

\$1.1M low

\$1.2M high

Est. Owner Equity

**\$612,232**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$14,135 (2025) |
| Assessed Value        | \$897,500       |
| Previous Assessed     | \$837,400       |
| Assessor Market Value | \$897,500       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | SOMERSET                |
| Lot (acres)   | 0.50                    |
| Construction  | Brick                   |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 19<br>WILDFIRE | 68<br>HEAT | 97<br>STORM | 43<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Jul 24, 2013 | Resale | Grant Deed | \$620,000 | \$318  | \$492K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Oak Street Elementary School | Elementary | KG–5   | 0.3 mi   |
| Ridge High School            | High       | 9–12   | 0.6 mi   |
| William Annin Middle School  | Middle     | 6–8    | 1.6 mi   |

District: Bernards Township 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 07920

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>20</div> <div>CRIME INDEX</div> | <div>96</div> <div>AIR POLLUTION</div> | <div>28,676</div> <div>POPULATION</div> | <div>\$171K</div> <div>MEDIAN IN-COME</div> | <div>51°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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