

Residential (General/Single)

RESIDENTIAL

8 BLACK ROCK TER

RINGWOOD, NJ 07456

\$830,221 TopHap Estimate · \$298 / ft² · confidence 89 · as of Jul 14, 2026



2,787 ft²
LIVING AREA

0.42 ac
LOT SIZE

1968
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$830K

\$736K low

\$925K high

Last Sale

\$782,500 · Jul 3, 2025

Est. Owner Equity

\$280,221

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$15,128 (2025)
Assessed Value	\$355,200
Previous Assessed	\$355,200
Assessor Market Value	\$355,200

PROPERTY FACTS

Property Type	Residential (General/Single)
County	PASSAIC
Lot (acres)	0.42
Construction	Frame (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 26, 2025	Resale	Deed	\$782,500	\$281	\$550K
Apr 14, 2021	Resale	Bargain And Sale Deed	\$400,000	\$144	\$204K
Jul 10, 2017	Resale	Grant Deed	\$205,000	\$74	
Aug 4, 2016	Resale	Deed In Lieu Of Foreclosure	\$410,940	\$147	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Martin J. Ryerson Middle School	Middle	6–8	0.4 mi
Robert Erskine Elementary School	Elementary	KG–3	1.2 mi
Lakeland Regional High School	High	9–12	3.6 mi

District: Lakeland Regional 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 07456

14 CRIME INDEX	104 AIR POLLUTION	11,379 POPULATION	\$145K MEDIAN IN-COME	50°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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