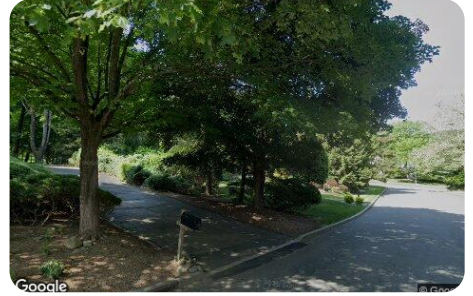


Residential (General/Single) **RESIDENTIAL**

10 RANCH RD

UPPER SADDLE RIVER, NJ 07458

\$1,083,085 TopHap Estimate · \$543 / ft² · confidence 89 · as of Jul 14, 2026



1,996 ft²
LIVING AREA

0.87 ac
LOT SIZE

1974
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$1.1M

\$965K low

\$1.2M high

Est. Owner Equity

\$1,083,085

TAX & ASSESSMENT

Property Tax	\$15,882 (2025)
Assessed Value	\$613,200
Previous Assessed	\$613,200
Assessor Market Value	\$613,200

PROPERTY FACTS

Property Type	Residential (General/Single)
County	BERGEN
Lot (acres)	0.87
Construction	Frame (Unspecified)
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emil A. Cavallini Middle School	Middle	6–8	0.5 mi
Robert D. Reynolds Primary School	Elementary	PK–2	0.7 mi
Northern Highlands Regional High School	High	9–12	3.5 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.

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.

OWNERSHIP

Occupancy	Owner occupied
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