

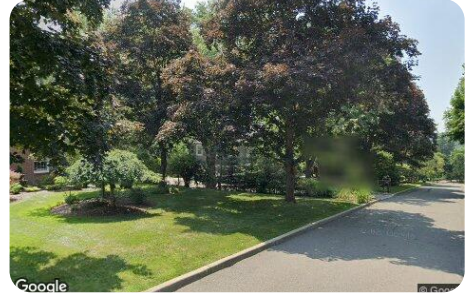
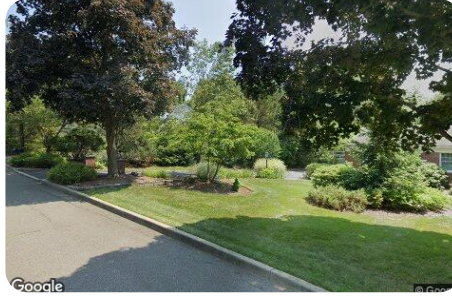
Residential (General/Single)

RESIDENTIAL

22 RANCH RD

UPPER SADDLE RIVER, NJ 07458

\$1,261,329 TopHap Estimate · \$476 / ft² · confidence 92 · as of Jul 14, 2026



2,648 ft²
LIVING AREA

0.88 ac
LOT SIZE

1974
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Est. Owner Equity

\$670,829

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$17,379 (2025)
Assessed Value	\$671,000
Previous Assessed	\$671,000
Assessor Market Value	\$671,000

PROPERTY FACTS

Property Type	Residential (General/Single)
County	BERGEN
Lot (acres)	0.88
Construction	Frame (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 28, 1991	Resale	Grant Deed	\$380,000	\$144	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emil A. Cavallini Middle School	Middle	6–8	0.6 mi
Robert D. Reynolds Primary School	Elementary	PK–2	0.8 mi
Northern Highlands Regional High School	High	9–12	3.6 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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