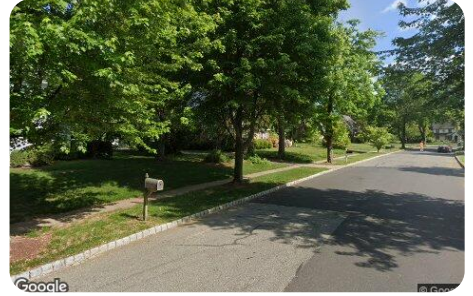


Single Family Residence **RESIDENTIAL**

40 RANKIN AVE

BASKING RIDGE, NJ 07920

\$1,400,000 TopHap Estimate · \$442 / ft² · confidence 90 · as of Jul 14, 2026



3,169 ft²
LIVING AREA

0.5 ac
LOT SIZE

1927
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,500,000 · Jun 24, 2026

Est. Owner Equity

\$889,000

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$21,679 (2025)
Assessed Value	\$1,369,900
Previous Assessed	\$1,284,300
Assessor Market Value	\$1,369,900

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	19 WILDFIRE	68 HEAT	97 STORM	43 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2026	Resale	Deed	\$1,500,000	\$473	\$511K
May 15, 1997	Resale	Grant Deed	\$227,500	\$72	\$182K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oak Street Elementary School	Elementary	KG–5	0.2 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

20 CRIME INDEX	96 AIR POLLUTION	28,676 POPULATION	\$171K 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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