

Residential (General/Single)

RESIDENTIAL

269 RIVER DR

RIVER VALE, NJ 07675

\$925,854 TopHap Estimate · \$416 / ft² · confidence 93 · as of Jul 14, 2026



2,223 ft²
LIVING AREA

0.43 ac
LOT SIZE

1956
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$926K

\$863K low

\$989K high

Last Sale

\$699,000 · Sep 8, 2021

Est. Owner Equity

\$377,854

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$16,461 (2025)
Assessed Value	\$587,700
Previous Assessed	\$587,700
Assessor Market Value	\$587,700

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Cape Cod
County	BERGEN
Lot (acres)	0.43
Construction	Frame (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 23, 2021	Resale	Bargain And Sale Deed	\$699,000	\$314	\$548K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roberge Elementary School	Elementary	KG–5	0.6 mi
Holdrum Middle School	Middle	6–8	0.7 mi
Pascack Valley High School	High	9–12	1.4 mi

District: Pascack Valley 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.

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 NEIGHBORHOOD · ZIP 07675

44 CRIME INDEX	116 AIR POLLUTION	27,744 POPULATION	\$163K MEDIAN IN-COME	52°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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