

Single Family Residence **RESIDENTIAL**

# 621 SPRUCE ST

ROSELLE, NJ 07203

**\$455,871** TopHap Estimate · \$504 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**905 ft<sup>2</sup>**  
LIVING AREA

**3,332 ft<sup>2</sup>**  
LOT SIZE

**1931**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$456K**

**\$440K low**

**\$472K high**

Last Sale

**\$255,000 · May 12, 2021**

Est. Owner Equity

**\$213,621**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,985 (2025) |
| Assessed Value        | \$87,300       |
| Previous Assessed     | \$87,300       |
| Assessor Market Value | \$87,300       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | UNION                   |
| Lot (acres)   | 0.08                    |
| Construction  | Frame (Unspecified)     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|------------------|-----------------------|-----------|--------------------|--------|
| Mar 4, 2021  | Resale           | Bargain And Sale Deed | \$255,000 | \$282              | \$242K |
| May 25, 2016 | Resale           | Grant Deed            | \$164,000 | \$181              | \$161K |
| Sep 11, 2009 | Resale           | Grant Deed            | \$58,000  | \$64               |        |
| Jan 7, 2009  | Foreclosure sale | Trustees Deed         |           |                    |        |
| Dec 17, 2004 | Financing        | Grant Deed            | \$1       | \$0                | \$137K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Abraham Clark High School       | High       | 9–12   | 0.3 mi   |
| Harrison Elementary School      | Elementary | 1–4    | 0.4 mi   |
| Grace Wilday Junior High School | Middle     | 7–8    | 0.9 mi   |

District: Roselle 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 07203

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>101</b><br>AIR POLLUTION | <b>23,141</b><br>POPULATION | <b>\$83K</b><br>MEDIAN IN-COME | <b>54°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|