

Residential (General/Single)

**RESIDENTIAL**

# 32 BLACK ROCK TER

RINGWOOD, NJ 07456

**\$608,960** TopHap Estimate · \$400 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**1,523 ft<sup>2</sup>**  
LIVING AREA

**0.36 ac**  
LOT SIZE

**1930**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$609K**

\$570K low

\$648K high

Last Sale

**\$339,500 · Nov 24, 2008**

Est. Owner Equity

**\$326,434**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,699 (2025) |
| Assessed Value        | \$274,700       |
| Previous Assessed     | \$274,700       |
| Assessor Market Value | \$274,700       |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | PASSAIC                      |
| Lot (acres)   | 0.36                         |
| Construction  | Frame (Unspecified)          |
| Pool          | No                           |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Nov 20, 2008 | Resale | Grant Deed | \$339,500 | \$223              | \$332K |
| May 3, 2005  | Resale | Grant Deed | \$340,000 | \$223              | \$272K |
| Dec 5, 2001  | Resale | Grant Deed | \$234,300 | \$154              | \$214K |
| Jul 1, 1999  | Resale | Grant Deed | \$182,000 | \$120              | \$167K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Martin J. Ryerson Middle School  | Middle     | 6–8    | 0.3 mi   |
| Robert Erskine Elementary School | Elementary | KG–3   | 1.3 mi   |
| Lakeland Regional High School    | High       | 9–12   | 3.7 mi   |

District: Lakeland 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.

## NEIGHBORHOOD · ZIP 07456

|                   |                      |                      |                          |                  |                 |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|
| 14<br>CRIME INDEX | 104<br>AIR POLLUTION | 11,379<br>POPULATION | \$145K<br>MEDIAN IN-COME | 50°F<br>AVG TEMP | 56%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|