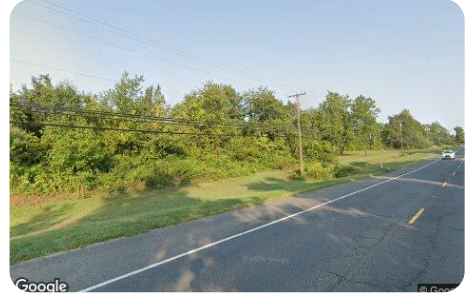


Single Family Residence **RESIDENTIAL**

249 ROUTE 539

CREAM RIDGE, NJ 08514

\$826,169 TopHap Estimate · \$384 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

2,152 ft²

LIVING AREA

5.72 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$826K

\$778K low

\$875K high

Last Sale

\$392,000 · Mar 3, 2015

Est. Owner Equity

\$544,369

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$14,400 (2025)
Assessed Value	\$829,400
Previous Assessed	\$779,200
Assessor Market Value	\$829,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Yes

CLIMATE RISK

44 FLOOD	33 WILDFIRE	21 DROUGHT
-------------	----------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Newell Elementary School	Elementary	PK–4	4.5 mi
Allentown High School	High	9–12	4.5 mi
Stonebridge Middle School	Middle	5–8	5.5 mi

District: Upper Freehold 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 08514

37 CRIME INDEX	99 AIR POLLUTION	4,736 POPULATION	\$156K MEDIAN IN-COME	53°F AVG TEMP	56% SUNSHINE
--------------------------	----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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