

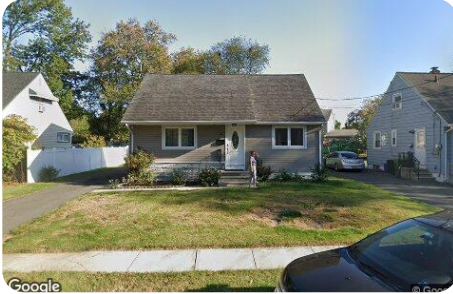
Single Family Residence

**RESIDENTIAL**

## 26 INDEPENDENCE DR

ROSELLE, NJ 07203

**\$580,014** TopHap Estimate · \$378 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**1,536 ft<sup>2</sup>**  
LIVING AREA

**0.15 ac**  
LOT SIZE

**1951**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

### VALUATION

**\$580K**

\$539K low

\$621K high

Last Sale

**\$250,000 · Aug 10, 2017**

Est. Owner Equity

**\$276,130**

Loan-to-Value

**52%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$15,532 (2025) |
| Assessed Value        | \$169,800       |
| Previous Assessed     | \$169,800       |
| Assessor Market Value | \$169,800       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | UNION                   |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------|-----------|--------------------|--------|
| Aug 1, 2017  | Resale          | Grant Deed    | \$250,000 | \$163              | \$245K |
| Jan 26, 2017 | Resale          | Grant Deed    | \$84,000  | \$55               | \$102K |
| Sep 14, 2016 | Non-arms-length | Trustees Deed | \$1,000   | \$1                |        |
| May 4, 2005  | Financing       | Deed          |           |                    | \$245K |
| Feb 22, 2005 | Resale          | Grant Deed    | \$233,000 | \$152              | \$186K |
| Oct 3, 2001  | Resale          | Grant Deed    | \$156,000 | \$102              |        |
| Sep 26, 1991 | Resale          | Grant Deed    | \$125,000 | \$81               |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Washington Elementary School    | Elementary | 1–4    | 0.2 mi   |
| Grace Wilday Junior High School | Middle     | 7–8    | 0.5 mi   |
| Abraham Clark High School       | High       | 9–12   | 0.6 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> |
|-----------|-----------------------|