

Single Family Residence **RESIDENTIAL**

8 RAND DR

WEST ORANGE, NJ 07052

\$1,419,538 TopHap Estimate · \$414 / ft² · confidence 91 · as of Jul 14, 2026



3,430 ft²
LIVING AREA

0.69 ac
LOT SIZE

1960
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$1,413,500 · Jun 10, 2026

Est. Owner Equity

\$519,538

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$19,616 (2025)
Assessed Value	\$890,400
Previous Assessed	\$746,700
Assessor Market Value	\$890,400

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.69
Construction	Frame (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	4 WILDFIRE	62 HEAT	97 STORM	47 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2026	Resale	Deed	\$1,413,500	\$412	\$900K
Jun 30, 2025	Resale	Deed	\$1,380,000	\$402	\$1.1M
Jun 27, 2023	Resale	Deed	\$532,000	\$155	\$665K
Apr 19, 2006	Resale	Grant Deed	\$5,500,000	\$1603	\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mount Pleasant Elementary School	Elementary	KG–5	0.4 mi
Liberty Middle School	Middle	6–8	0.8 mi
West Orange High School	High	9–12	1.3 mi

District: West Orange Town 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 07052

53 CRIME INDEX	105 AIR POLLUTION	49,694 POPULATION	\$132K MEDIAN IN-COME	51°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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