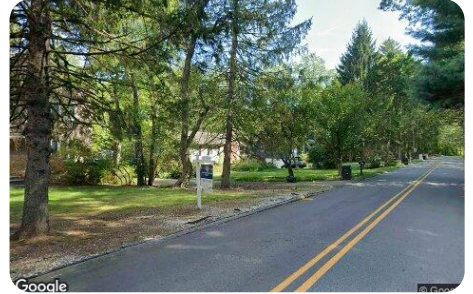
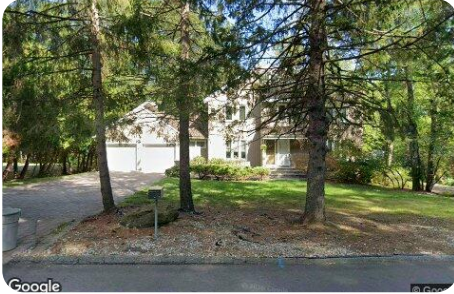


Single Family Residence **RESIDENTIAL**

264 WASHINGTON VALLEY RD

RANDOLPH, NJ 07869

\$873,276 TopHap Estimate · \$401 / ft² · confidence 91 · as of Jul 14, 2026



2,180 ft²
LIVING AREA

0.57 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$873K

\$798K low

\$949K high

Last Sale

\$850,000 · Oct 3, 2025

Est. Owner Equity

\$253,276

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$11,978 (2024)
Assessed Value	\$423,100
Previous Assessed	\$423,100
Assessor Market Value	\$423,100

PROPERTY FACTS

Property Type	Single Family Residence
County	MORRIS
Lot (acres)	0.57
Construction	Frame (Unspecified)
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	16 WILDFIRE	61 HEAT	98 STORM	47 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 17, 2025	Resale	Deed	\$850,000	\$390	\$620K
Aug 18, 2008	Resale	Grant Deed	\$535,000	\$245	\$330K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Shongum School	Elementary	KG–5	0.5 mi
Randolph High School	High	9–12	2.0 mi
Randolph Middle School	Middle	6–8	2.0 mi

District: Randolph Township 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 07869

57 CRIME INDEX	98 AIR POLLUTION	26,744 POPULATION	\$169K MEDIAN IN-COME	48°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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