

Residential (General/Single)

RESIDENTIAL

865 ROSLYN RD

RIDGEWOOD, NJ 07450

\$1,182,885 TopHap Estimate · \$493 / ft² · confidence 92 · as of Jul 14, 2026



2,399 ft²
LIVING AREA

0.34 ac
LOT SIZE

1950
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$760,000 · Jul 27, 2006

Est. Owner Equity

\$682,885

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$17,623 (2025)
Assessed Value	\$609,800
Previous Assessed	\$609,800
Assessor Market Value	\$609,800

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Cape Cod
County	BERGEN
Lot (acres)	0.34
Construction	Frame (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 14, 2006	Resale	Grant Deed	\$760,000	\$317	\$608K
Mar 15, 2006	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Benjamin Franklin Middle School	Middle	6–8	0.9 mi
Ridgewood High School	High	9–12	1.4 mi
Hawes Elementary School	Elementary	KG–5	2.4 mi

District: Ridgewood Village 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 07450

29 CRIME INDEX	116 AIR POLLUTION	26,611 POPULATION	\$189K MEDIAN IN-COME	52°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------