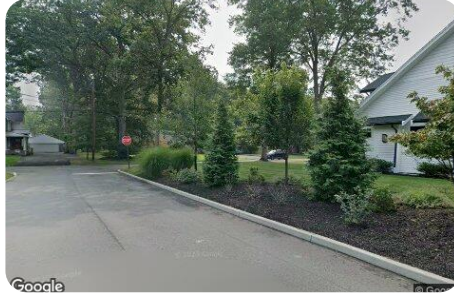


Residential (General/Single) **RESIDENTIAL**

249 ROCKLAND AVE

RIVER VALE, NJ 07675

\$1,252,214 TopHap Estimate · \$461 / ft² · confidence 94 · as of Jul 14, 2026



2,715 ft²
LIVING AREA

0.29 ac
LOT SIZE

2019
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$999,999 · Mar 31, 2022

Est. Owner Equity

\$452,215

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$22,360 (2025)
Assessed Value	\$798,300
Previous Assessed	\$798,300
Assessor Market Value	\$798,300

PROPERTY FACTS

Property Type	Residential (General/Single)
County	BERGEN
Lot (acres)	0.29
Construction	Frame (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 14, 2022	Resale	Deed	\$999,999	\$368	\$800K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roberge Elementary School	Elementary	KG–5	0.3 mi
Holdrum Middle School	Middle	6–8	0.7 mi
Pascack Valley High School	High	9–12	1.1 mi

District: Pascack Valley 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 07675

44 CRIME INDEX	116 AIR POLLUTION	27,744 POPULATION	\$163K MEDIAN IN-COME	52°F AVG TEMP	56% SUNSHINE
-------------------	----------------------	----------------------	--------------------------	------------------	-----------------

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

OWNERSHIP

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