

Single Family Residence **RESIDENTIAL**

# 44D W ROSELLE AVE

ROSELLE PARK, NJ 07204

**\$305,701** TopHap Estimate · \$455 / ft² · confidence 90 · as of Jul 14, 2026



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**672 ft²**

LIVING AREA

**672 ft²**

LOT SIZE

**1948**

YEAR BUILT

## VALUATION

**\$306K**

**\$274K low**

**\$337K high**

Last Sale

**\$280,000 · Feb 5, 2025**

Est. Owner Equity

**\$81,701**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,159 (2025) |
| Assessed Value        | \$114,500      |
| Previous Assessed     | \$114,500      |
| Assessor Market Value | \$114,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | UNION                   |
| Lot (acres)   | 0.01                    |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Jan 15, 2025 | Resale | Deed       | \$280,000 | \$417              | \$224K |
| May 26, 2021 | Resale | Deed       | \$175,000 | \$260              |        |
| Oct 24, 2020 | Resale | Grant Deed | \$150,000 | \$223              |        |
| Jul 7, 2004  | Resale | Grant Deed | \$134,750 | \$201              | \$128K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Roselle Park High School        | High       | 9–12   | 0.2 mi   |
| Robert Gordon Elementary School | Elementary | PK–5   | 0.5 mi   |
| Roselle Park Middle School      | Middle     | 6–8    | 0.5 mi   |

District: Roselle Park Borough School District



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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 07204

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>81</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>14,215</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

Occupancy

**Absentee owner**