

Residential (General/Single)

**RESIDENTIAL**

## 206 ROCKLAND AVE

RIVER VALE, NJ 07675

**\$459,454** TopHap Estimate · \$589 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**780 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1951**

YEAR BUILT

**1**

STORIES

### VALUATION

**\$459K**

**\$424K low**

**\$495K high**

Last Sale

**\$408,000 · Jun 7, 2004**

Est. Owner Equity

**\$149,384**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,888 (2025) |
| Assessed Value        | \$353,000      |
| Previous Assessed     | \$353,000      |
| Assessor Market Value | \$353,000      |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | BERGEN                       |
| Lot (acres)   | 0.15                         |
| Pool          | No                           |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| May 21, 2004 | Resale | Grant Deed | \$408,000 | \$523              | \$326K |
| Nov 4, 1999  | Resale | Grant Deed | \$189,500 | \$243              | \$189K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Roberge Elementary School  | Elementary | KG–5   | 0.1 mi   |
| Holdrum Middle School      | Middle     | 6–8    | 0.9 mi   |
| Pascack Valley High School | High       | 9–12   | 1.3 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<br>CRIME INDEX | 116<br>AIR POLLUTION | 27,744<br>POPULATION | \$163K<br>MEDIAN IN-COME | 52°F<br>AVG TEMP | 56%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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