

Single Family Residence

RESIDENTIAL

86 RIGGS PL

WEST ORANGE, NJ 07052

\$736,119 TopHap Estimate · \$331 / ft² · confidence 92 · as of Jul 14, 2026



2,224 ft²
LIVING AREA

0.11 ac
LOT SIZE

1911
YEAR BUILT

2
STORIES

VALUATION

\$736K

\$675K low

\$797K high

Last Sale

\$342,000 · Aug 4, 2004

Est. Owner Equity

\$405,019

Loan-to-Value

46%

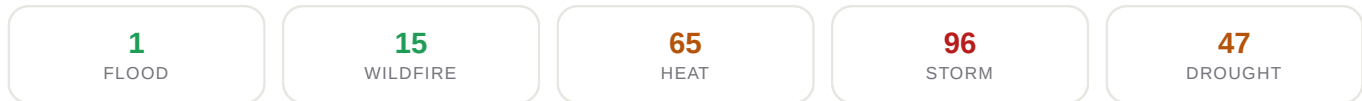
TAX & ASSESSMENT

Property Tax	\$14,871 (2025)
Assessed Value	\$566,100
Previous Assessed	\$566,100
Assessor Market Value	\$566,100

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.12
Construction	Frame (Unspecified)
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 29, 2004	Resale	Grant Deed	\$342,000	\$154	\$325K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Avenue Elementary School	Elementary	KG–5	0.3 mi
Roosevelt Middle School	Middle	6–8	0.6 mi
West Orange High School	High	9–12	2.5 mi

District: West Orange Town 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 07052

53 CRIME INDEX	105 AIR POLLUTION	49,694 POPULATION	\$132K MEDIAN IN-COME	51°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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