

Single Family Residence **RESIDENTIAL**

89 RIGGS PL

WEST ORANGE, NJ 07052

\$597,931 TopHap Estimate · \$368 / ft² · confidence 87 · as of Jul 14, 2026



1,626 ft²
LIVING AREA

3,899 ft²
LOT SIZE

1911
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$598K

\$521K low

\$675K high

Last Sale

\$205,000 · May 19, 2004

Est. Owner Equity

\$382,786

Loan-to-Value

36%

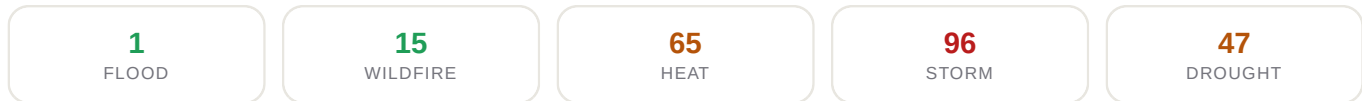
TAX & ASSESSMENT

Property Tax	\$9,326 (2025)
Assessed Value	\$355,000
Previous Assessed	\$355,000
Assessor Market Value	\$355,000

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.09
Construction	Frame (Unspecified)
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 5, 2004	Resale	Grant Deed	\$205,000	\$126	\$177K

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	2.4 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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