

Single Family Residence **RESIDENTIAL**

# 89 RIVERSIDE DR

BASKING RIDGE, NJ 07920

**\$1,066,120** TopHap Estimate · \$368 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**2,899 ft<sup>2</sup>**  
LIVING AREA

**0.93 ac**  
LOT SIZE

**1963**  
YEAR BUILT

**2**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$1.1M**

\$1M low

\$1.1M high

Last Sale

**\$590,000 · Nov 16, 2004**

Est. Owner Equity

**\$403,620**

Loan-to-Value

**61%**

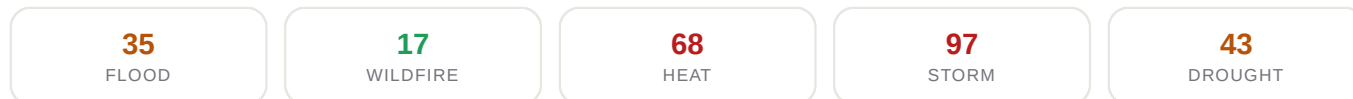
## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$15,599 (2025) |
| Assessed Value        | \$957,800       |
| Previous Assessed     | \$924,100       |
| Assessor Market Value | \$957,800       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | SOMERSET                |
| Lot (acres)   | 0.93                    |
| Construction  | Frame (Unspecified)     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|-------------|--------|------------|-----------|--------|--------|
| Nov 8, 2004 | Resale | Grant Deed | \$590,000 | \$204  | \$472K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Cedar Hill Elementary School | Elementary | KG–5   | 1.1 mi   |
| Ridge High School            | High       | 9–12   | 1.2 mi   |
| William Annin Middle School  | Middle     | 6–8    | 2.1 mi   |

District: Bernards Township 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 07920

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>20</div> <div>CRIME INDEX</div> | <div>96</div> <div>AIR POLLUTION</div> | <div>28,676</div> <div>POPULATION</div> | <div>\$171K</div> <div>MEDIAN IN-COME</div> | <div>51°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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