

Single Family Residence **RESIDENTIAL**

# 93 RIGGS PL

WEST ORANGE, NJ 07052

**\$599,942** TopHap Estimate · \$353 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**1,701 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**1921**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$600K**

\$550K low

\$650K high

Last Sale

**\$565,000 · Aug 22, 2024**

Est. Owner Equity

**\$122,772**

Loan-to-Value

**82%**

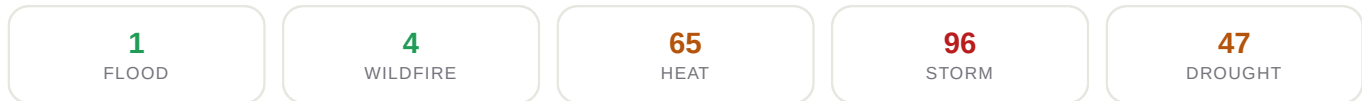
## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,998 (2025) |
| Assessed Value        | \$456,700       |
| Previous Assessed     | \$456,700       |
| Assessor Market Value | \$456,700       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ESSEX                   |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Nov 23, 2004 | Resale | Grant Deed | \$291,700 | \$171  | \$233K |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>53</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>49,694</b><br>POPULATION | <b>\$132K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|