

Single Family Residence **RESIDENTIAL**

# 15 RANKIN AVE

BASKING RIDGE, NJ 07920

**\$1,111,396** TopHap Estimate · \$548 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2,029 ft<sup>2</sup>**  
LIVING AREA

**1.31 ac**  
LOT SIZE

**1953**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

**1**  
PARKING

## VALUATION

**\$1.1M**

\$1M low

\$1.2M high

Last Sale

**\$770,000 · May 7, 2021**

Est. Owner Equity

**\$1,111,396**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$14,395 (2025) |
| Assessed Value        | \$929,600       |
| Previous Assessed     | \$852,800       |
| Assessor Market Value | \$929,600       |

## PROPERTY FACTS

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

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 28<br>FLOOD | 18<br>WILDFIRE | 68<br>HEAT | 97<br>STORM | 43<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Dec 18, 2024 | Financing         | Intrafamily Transfer |           |        |        |
| Apr 23, 2021 | Resale            | Deed                 | \$770,000 | \$379  |        |
| Oct 28, 2019 | Quitclaim         | Quit Claim Transfer  |           |        |        |
| Oct 28, 2019 | Resale            | Grant Deed           | \$20,000  | \$10   |        |
| Jun 28, 2016 | Resale            | Correction Deed      | \$500,000 | \$246  |        |
| Jun 28, 2016 | Resale            | Deed                 | \$500,000 | \$246  | \$400K |
| Aug 16, 2006 | Recorded document | Grant Deed           | \$1       | \$0    |        |
| Aug 16, 2006 | Resale            | Grant Deed           | \$19,400  | \$10   |        |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Oak Street Elementary School | Elementary | KG–5   | 0.1 mi   |
| Ridge High School            | High       | 9–12   | 0.7 mi   |
| William Annin Middle School  | Middle     | 6–8    | 1.7 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



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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|