

Single Family Residence **RESIDENTIAL**

49 RIGGS PL

WEST ORANGE, NJ 07052

\$528,682 TopHap Estimate · \$318 / ft² · confidence 93 · as of Jul 14, 2026



1,662 ft²
LIVING AREA

0.12 ac
LOT SIZE

1916
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$529K

\$490K low

\$567K high

Last Sale

\$475,000 · Feb 27, 2024

Est. Owner Equity

\$77,432

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$12,265 (2025)
Assessed Value	\$466,900
Previous Assessed	\$466,900
Assessor Market Value	\$466,900

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	4 WILDFIRE	65 HEAT	96 STORM	47 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 16, 2024	Resale	Deed	\$475,000	\$286	\$451K
May 31, 2011	Resale	Bargain And Sale Deed	\$269,900	\$162	\$263K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Avenue Elementary School	Elementary	KG–5	0.4 mi
Roosevelt Middle School	Middle	6–8	0.7 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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