

Single Family Residence **RESIDENTIAL**

# 878 ROSLYN RD

RIDGEWOOD, NJ 07450

**\$1,262,488** TopHap Estimate · \$489 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2,580 ft<sup>2</sup>**  
LIVING AREA

**0.34 ac**  
LOT SIZE

**1950**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$1.3M**

\$1.2M low

\$1.4M high

Last Sale

**\$800,000 · Dec 23, 2021**

Est. Owner Equity

**\$682,488**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$17,274 (2025) |
| Assessed Value        | \$597,700       |
| Previous Assessed     | \$597,700       |
| Assessor Market Value | \$597,700       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | BERGEN                  |
| Lot (acres)   | 0.34                    |
| Construction  | Brick                   |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Nov 22, 2021 | Resale | Deed       | \$800,000 | \$310  | \$580K |
| Jun 19, 1995 | Resale | Grant Deed | \$365,000 | \$141  | \$329K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Benjamin Franklin Middle School | Middle     | 6–8    | 0.9 mi   |
| Ridgewood High School           | High       | 9–12   | 1.4 mi   |
| Hawes Elementary School         | Elementary | KG–5   | 2.4 mi   |

District: Ridgewood Village 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 07450

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>29</b><br>CRIME INDEX | <b>116</b><br>AIR POLLUTION | <b>26,611</b><br>POPULATION | <b>\$189K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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