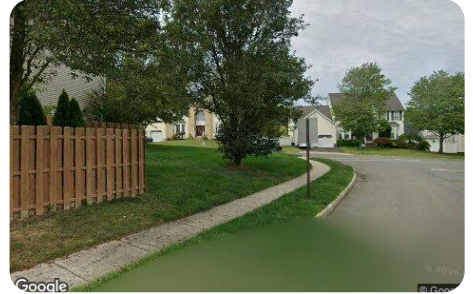


Single Family Residence **RESIDENTIAL**

45 ROTUNDA LN

SOUTH RIVER, NJ 08882

\$815,133 TopHap Estimate · \$292 / ft² · confidence 91 · as of Jul 14, 2026



2,790 ft²
LIVING AREA

13 ft²
LOT SIZE

2000
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$815K

\$740K low

\$890K high

Last Sale

\$425,000 · Jul 17, 2002

Est. Owner Equity

\$465,203

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$14,284 (2025)
Assessed Value	\$535,200
Previous Assessed	\$535,200
Assessor Market Value	\$535,200

PROPERTY FACTS

Property Type	Single Family Residence
County	MIDDLESEX
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South River High School	High	9–12	0.8 mi
South River Middle School	Middle	6–8	0.8 mi
South River Primary School	Elementary	KG–2	1.0 mi

District: South River Borough 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 08882

104 CRIME INDEX	98 AIR POLLUTION	16,718 POPULATION	\$86K MEDIAN IN-COME	53°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied