

Residential (General/Single)

RESIDENTIAL

253 ROCKLAND AVE

RIVER VALE, NJ 07675

\$704,909

TopHap Estimate · \$544 / ft² · confidence 92 · as of Jul 14, 2026



1,296 ft²

LIVING AREA

0.28 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$705K

\$646K low

\$764K high

Last Sale

\$520,000 · Jul 30, 2019

Est. Owner Equity

\$79,409

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$12,563 (2025)
Assessed Value	\$448,500
Previous Assessed	\$448,500
Assessor Market Value	\$448,500

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Cape Cod
County	BERGEN
Lot (acres)	0.28
Construction	Frame (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	5 WILDFIRE	66 HEAT	76 STORM	47 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2019	Resale	Deed	\$520,000	\$401	\$416K
May 14, 2014	Quitclaim	Quit Claim Transfer			
May 14, 2014	Quitclaim	Quit Claim Transfer			
Mar 22, 2000	Resale	Grant Deed	\$325,000	\$251	\$252K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roberge Elementary School	Elementary	KG–5	0.3 mi
Holdrum Middle School	Middle	6–8	0.7 mi
Pascack Valley High School	High	9–12	1.1 mi

District: Pascack Valley Regional 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 07675

44 CRIME INDEX	116 AIR POLLUTION	27,744 POPULATION	\$163K MEDIAN IN-COME	52°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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