

Single Family Residence **RESIDENTIAL**

# 8 WESTVIEW AVE

ROSELAND, NJ 07068

**\$539,541** TopHap Estimate · \$536 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**1,006 ft<sup>2</sup>**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**1940**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$540K**

\$515K low

\$564K high

Last Sale

**\$314,000 · Aug 27, 2015**

Est. Owner Equity

**\$375,541**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,014 (2025) |
| Assessed Value        | \$376,700      |
| Previous Assessed     | \$376,700      |
| Assessor Market Value | \$376,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ESSEX                   |
| Lot (acres)   | 0.13                    |
| Construction  | Frame (Unspecified)     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|---------------------|-----------|--------------------|------|
| Jun 25, 2015 | Resale    | Grant Deed          | \$314,000 | \$312              |      |
| Aug 6, 2014  | Resale    | Grant Deed          | \$220,000 | \$219              |      |
| Oct 12, 2011 | Quitclaim | Quit Claim Transfer |           |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Lester C. Noecker School | Elementary | PK–6   | 0.4 mi   |
| West Essex High School   | High       | 9–12   | 4.0 mi   |
| West Essex Middle School | Middle     | 7–8    | 4.1 mi   |

District: West Essex 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 07068

|                          |                            |                            |                                 |                         |                        |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>25</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>6,202</b><br>POPULATION | <b>\$131K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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