

Single Family Residence **RESIDENTIAL**

40 RANDOLPH PL

WEST ORANGE, NJ 07052

\$556,072 TopHap Estimate · \$348 / ft² · confidence 92 · as of Jul 14, 2026



1,599 ft²
LIVING AREA

3,498 ft²
LOT SIZE

1928
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$556K

\$511K low

\$601K high

Last Sale

\$237,500 · Jan 9, 2018

Est. Owner Equity

\$322,875

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$11,703 (2025)
Assessed Value	\$445,500
Previous Assessed	\$445,500
Assessor Market Value	\$445,500

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.08
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
Dec 29, 2017	Resale	Grant Deed	\$237,500	\$149	\$233K
Jul 17, 2015	Recorded document	Trustees Deed			
Feb 28, 2007	Resale	Grant Deed	\$397,000	\$248	\$318K
May 20, 2005	Resale	Grant Deed	\$333,000	\$208	\$266K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Roosevelt Middle School	Middle	6–8	0.8 mi
Gregory Elementary School	Elementary	KG–5	1.1 mi
West Orange High School	High	9–12	2.1 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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