

Single Family Residence

RESIDENTIAL

96 RIGGS PL

WEST ORANGE, NJ 07052

\$598,408

TopHap Estimate · \$380 / ft² · confidence 91 · as of Jul 14, 2026



1,573 ft²
LIVING AREA

0.1 ac
LOT SIZE

1916
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$598K

\$543K low

\$654K high

Last Sale

\$329,000 · Nov 22, 2005

Est. Owner Equity

\$354,408

Loan-to-Value

38%

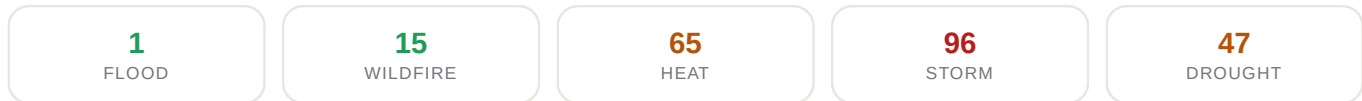
TAX & ASSESSMENT

Property Tax	\$11,661 (2025)
Assessed Value	\$443,900
Previous Assessed	\$443,900
Assessor Market Value	\$443,900

PROPERTY FACTS

Property Type	Single Family Residence
County	ESSEX
Lot (acres)	0.10
Construction	Frame (Unspecified)
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hazel Avenue Elementary School	Elementary	KG–5	0.3 mi
Roosevelt Middle School	Middle	6–8	0.6 mi
West Orange High School	High	9–12	2.5 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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