

Single Family Residence **RESIDENTIAL**

# 52 RIGGS PL

WEST ORANGE, NJ 07052

**\$866,251** TopHap Estimate · \$294 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2,944 ft<sup>2</sup>**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**1916**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$866K**

\$813K low

\$919K high

Last Sale

**\$470,900 · Aug 14, 2006**

Est. Owner Equity

**\$866,251**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$17,456 (2025) |
| Assessed Value        | \$664,500       |
| Previous Assessed     | \$664,500       |
| Assessor Market Value | \$664,500       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | ESSEX                   |
| Lot (acres)   | 0.12                    |
| Construction  | Frame (Unspecified)     |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 4<br>WILDFIRE | 65<br>HEAT | 96<br>STORM | 47<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Aug 8, 2025  | Financing | Deed                |           |        |        |
| Sep 14, 2020 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jul 22, 2006 | Resale    | Grant Deed          | \$470,900 | \$160  | \$470K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Hazel Avenue Elementary School | Elementary | KG–5   | 0.3 mi   |
| Roosevelt Middle School        | Middle     | 6–8    | 0.7 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.

## NEIGHBORHOOD · ZIP 07052

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>53</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>49,694</b><br>POPULATION | <b>\$132K</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> |
|-----------|-----------------------|