

Single Family Residence

RESIDENTIAL

74 RIVER DR

TOMS RIVER, NJ 08753

\$484,988

TopHap Estimate · \$256 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,898 ft²

LIVING AREA

3,999 ft²

LOT SIZE

1973

YEAR BUILT

2

STORIES

VALUATION

\$485K

\$456K low

\$514K high

Last Sale

\$215,000 · Mar 19, 2010

Est. Owner Equity

\$276,401

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$6,628 (2025)
Assessed Value	\$339,200
Previous Assessed	\$339,200
Assessor Market Value	\$339,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	OCEAN
Lot (acres)	0.09
Construction	Brick
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

1 FLOOD	8 WILDFIRE	62 HEAT	80 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 7, 2012	Quitclaim	Quit Claim Transfer			\$209K
Mar 5, 2010	Resale	Deed	\$215,000	\$113	\$211K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Street Elementary School	Elementary	KG–5	0.9 mi
Toms River High School South	High	9–12	2.2 mi
Toms River Intermediate School South	Middle	6–8	3.7 mi

District: Toms River 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 08753

74 CRIME INDEX	112 AIR POLLUTION	66,911 POPULATION	\$102K MEDIAN IN-COME	53°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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