

Single Family Residence **RESIDENTIAL**

## 2 RAYMOND PL

SOUTH RIVER, NJ 08882

**\$547,099** TopHap Estimate · \$390 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**1,404 ft<sup>2</sup>**  
LIVING AREA

**0.16 ac**  
LOT SIZE

**1963**  
YEAR BUILT

### VALUATION

**\$547K**

\$510K low

\$584K high

Last Sale

**\$535,000 · Feb 5, 2026**

Est. Owner Equity

**\$42,099**

Loan-to-Value

**93%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,858 (2025) |
| Assessed Value        | \$303,800      |
| Previous Assessed     | \$303,800      |
| Assessor Market Value | \$303,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | MIDDLESEX               |
| Lot (acres)   | 0.16                    |
| Pool          | No                      |

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 36<br>FLOOD | 4<br>WILDFIRE | 65<br>HEAT | 90<br>STORM | 43<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------|-----------|--------------------|--------|
| Dec 19, 2025 | Resale | Deed | \$535,000 | \$381              | \$505K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| South River High School    | High       | 9–12   | 0.2 mi   |
| South River Middle School  | Middle     | 6–8    | 0.3 mi   |
| South River Primary School | Elementary | KG–2   | 0.5 mi   |

District: South River Borough 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 08882

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>104</b><br>CRIME INDEX | <b>98</b><br>AIR POLLUTION | <b>16,718</b><br>POPULATION | <b>\$86K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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