

Single Family Residence

RESIDENTIAL

454 RIVER DR

WESTVILLE, NJ 08093

\$349,251 TopHap Estimate · \$165 / ft² · confidence 90 · as of Jul 14, 2026



2,120 ft²
LIVING AREA

0.17 ac
LOT SIZE

1924
YEAR BUILT

2
STORIES

VALUATION

\$349K

\$313K low

\$385K high

Est. Owner Equity

\$349,251

TAX & ASSESSMENT

Property Tax

\$10,637 (2025)

Assessed Value

\$372,100

Previous Assessed	\$187,500
Assessor Market Value	\$372,100

PROPERTY FACTS

Property Type	Single Family Residence
County	GLOUCESTER
Lot (acres)	0.17
Construction	Concrete Blocks
Pool	No

CLIMATE RISK

33 FLOOD	1 WILDFIRE	76 HEAT	85 STORM	33 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
Aug 31, 2022	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Parkview Elementary School	Elementary	PK–6	0.7 mi
Gateway Regional High School	Middle	7–12	4.1 mi

District: Gateway 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 08093

144 CRIME INDEX	95 AIR POLLUTION	10,322 POPULATION	\$76K MEDIAN IN- COME	55°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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