

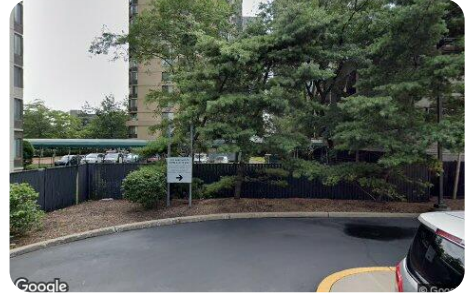
Residential (General/Single)

RESIDENTIAL

45 RIVER DR S

JERSEY CITY, NJ 07310

\$765,000 TopHap Estimate · \$762 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1,004 ft²

LIVING AREA

1.01 ac

LOT SIZE

1988

YEAR BUILT

34

STORIES

2

ROOMS

VALUATION

\$765K

\$704K low

\$826K high

Last Sale

\$735,000 · Jun 5, 2026

Est. Owner Equity

\$140,250

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$14,556 (2025)
Assessed Value	\$623,400
Previous Assessed	\$623,400
Assessor Market Value	\$623,400

PROPERTY FACTS

Property Type	Residential (General/Single)
Style	Condo/Apartment
County	HUDSON
Construction	Brick
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 18, 2026	Resale	Deed	\$735,000	\$732	\$625K
Jun 16, 2004	Resale	Grant Deed	\$395,000	\$393	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rafael Cordero y Molina School	Elementary	PK–8	0.6 mi
James J. Ferris High School	High	9–12	1.1 mi

District: Jersey City 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 07310

139 CRIME INDEX	114 AIR POLLUTION	14,769 POPULATION	\$154K MEDIAN IN-COME	54°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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