

Single Family Residence

RESIDENTIAL

45 RICE RUN

EAST BRUNSWICK, NJ 08816

\$580,163 TopHap Estimate · \$341 / ft² · confidence 94 · as of Jul 14, 2026



1,700 ft²
LIVING AREA

0.14 ac
LOT SIZE

1987
YEAR BUILT

VALUATION

\$580K

\$543K low

\$617K high

Last Sale

\$364,000 · Jun 1, 2004

Est. Owner Equity

\$230,163

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$12,399 (2025)
Assessed Value	\$98,700
Previous Assessed	\$98,700
Assessor Market Value	\$98,700

PROPERTY FACTS

Property Type	Single Family Residence
County	MIDDLESEX
Lot (acres)	0.14
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 13, 2012	Financing	Intrafamily Transfer			\$175K
Apr 22, 2004	Resale	Grant Deed	\$364,000	\$214	\$230K
Jun 10, 1988	Resale	Grant Deed	\$192,000	\$113	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hammar skjold Upper Elementary School	Middle	5–6	0.6 mi
East Brunswick High School	High	10–12	0.7 mi
Irwin Elementary School	Elementary	PK–4	0.9 mi

District: East Brunswick Township 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 08816

53 CRIME INDEX	92 AIR POLLUTION	50,008 POPULATION	\$134K MEDIAN IN-COME	53°F AVG TEMP	56% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------