

Single Family Residence

RESIDENTIAL

56 RIVER DR

TOMS RIVER, NJ 08753

\$269,755 TopHap Estimate · \$357 / ft² · confidence 77 · as of Jul 14, 2026



2

BEDS

1

BATHS

756 ft²

LIVING AREA

3,999 ft²

LOT SIZE

1940

YEAR BUILT

1

STORIES

VALUATION

\$270K

\$207K low

\$332K high

Last Sale

\$144,500 · Jul 25, 2014

Est. Owner Equity

\$269,755

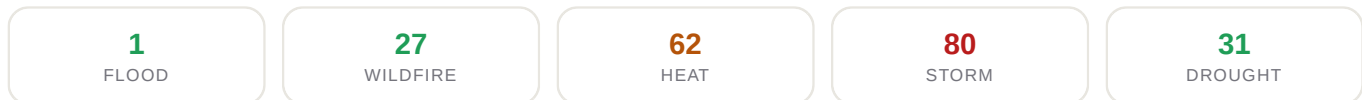
TAX & ASSESSMENT

Property Tax	\$4,441 (2025)
Assessed Value	\$227,300
Previous Assessed	\$227,300
Assessor Market Value	\$227,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Baseboard
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 30, 2014	Resale	Bargain And Sale Deed	\$144,500	\$191	\$116K
Oct 29, 2007	Quitclaim	Quit Claim Transfer			

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	3.6 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	Owner occupied
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