

Single Family Residence **RESIDENTIAL**

9 ROSEAU CT

TOMS RIVER, NJ 08757

\$288,474 TopHap Estimate · \$217 / ft² · confidence 89 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,328 ft²
LIVING AREA

0.16 ac
LOT SIZE

1973
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$288K

\$257K low

\$320K high

Est. Owner Equity

\$288,474

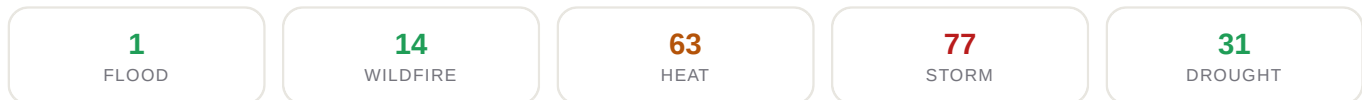
TAX & ASSESSMENT

Property Tax	\$2,958 (2025)
Assessed Value	\$114,200
Previous Assessed	\$114,200
Assessor Market Value	\$114,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.16
Roof	Asbestos
Heating	Baseboard
Garage	Garage, Attached
Pool	No

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Regional Middle School	Middle	7–8	6.1 mi
Central Regional High School	High	9–12	6.1 mi

District: Central 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 08757

106 CRIME INDEX	105 AIR POLLUTION	33,060 POPULATION	\$59K MEDIAN IN-COME	53°F AVG TEMP	56% SUNSHINE
---------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

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