

Single Family Residence

RESIDENTIAL

8 PHEASANT RUN RD

FORKED RIVER, NJ 08731

\$536,267 TopHap Estimate · \$345 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,554 ft²

LIVING AREA

0.32 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

VALUATION

\$536K

\$500K low

\$572K high

Last Sale

\$270,000 · Oct 2, 2018

Est. Owner Equity

\$0

Loan-to-Value

129%

TAX & ASSESSMENT

Property Tax	\$7,797 (2025)
Assessed Value	\$285,100
Previous Assessed	\$285,100
Assessor Market Value	\$285,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	OCEAN
Lot (acres)	0.32
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	Yes

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 20, 2025	Financing	Intrafamily Transfer			
Sep 25, 2018	Non-arms-length	Grant Deed	\$270,000	\$174	\$256K
Jul 8, 2002	Resale	Grant Deed	\$157,500	\$101	\$140K
Aug 1, 1990	Resale	Grant Deed	\$155,000	\$100	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forked River Elementary School	Elementary	KG–4	0.5 mi
Lacey Township Middle School	Middle	7–8	1.5 mi
Lacey Township High School	High	9–12	1.6 mi

District: Lacey 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 08731

77 CRIME INDEX	116 AIR POLLUTION	21,752 POPULATION	\$97K 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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