

Single Family Residence **RESIDENTIAL**

84 REFLECTION RD

TOMS RIVER, NJ 08753

\$521,555 TopHap Estimate · \$320 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,629 ft²

LIVING AREA

0.17 ac

LOT SIZE

1985

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$522K

\$485K low

\$558K high

Last Sale

\$505,000 · Dec 4, 2025

Est. Owner Equity

\$171,555

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$6,053 (2025)
Assessed Value	\$309,600
Previous Assessed	\$309,600
Assessor Market Value	\$309,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	OCEAN
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 24, 2025	Resale	Deed	\$505,000	\$310	\$350K
Apr 30, 2023	Financing	Intrafamily Transfer			
Aug 31, 1992	Resale	Grant Deed	\$126,000	\$77	\$101K
Aug 26, 1992	Resale	Grant Deed	\$126,000	\$77	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Bay Elementary School	Elementary	PK–5	0.7 mi
Toms River Intermediate School East	Middle	6–8	2.2 mi
Toms River High School East	High	9–12	3.0 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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