

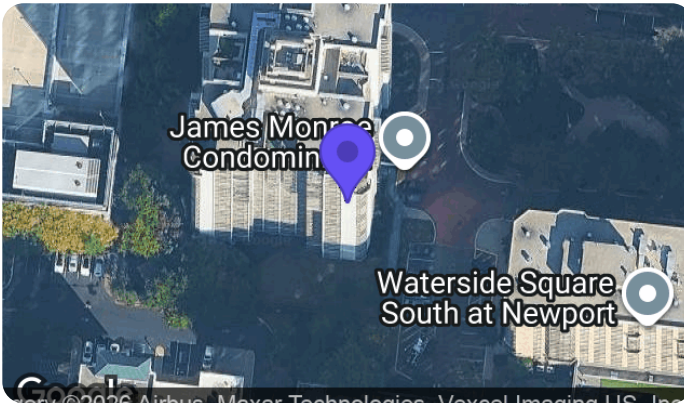
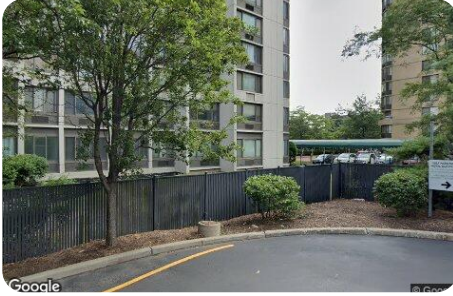
Residential (General/Single)

**RESIDENTIAL**

# 45 RIVER DR S

JERSEY CITY, NJ 07310

**\$625,147** TopHap Estimate · \$733 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**1**

BEDS

**853 ft<sup>2</sup>**

LIVING AREA

**1.01 ac**

LOT SIZE

**1988**

YEAR BUILT

**34**

STORIES

**1**

ROOMS

## VALUATION

**\$625K**

\$579K low

\$672K high

Last Sale

**\$320,000 · May 27, 2004**

Est. Owner Equity

**\$495,147**

Loan-to-Value

**21%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,280 (2025) |
| Assessed Value        | \$525,900       |
| Previous Assessed     | \$525,900       |
| Assessor Market Value | \$525,900       |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| Style         | Condo/Apartment              |
| County        | HUDSON                       |
| Construction  | Brick                        |
| Pool          | No                           |

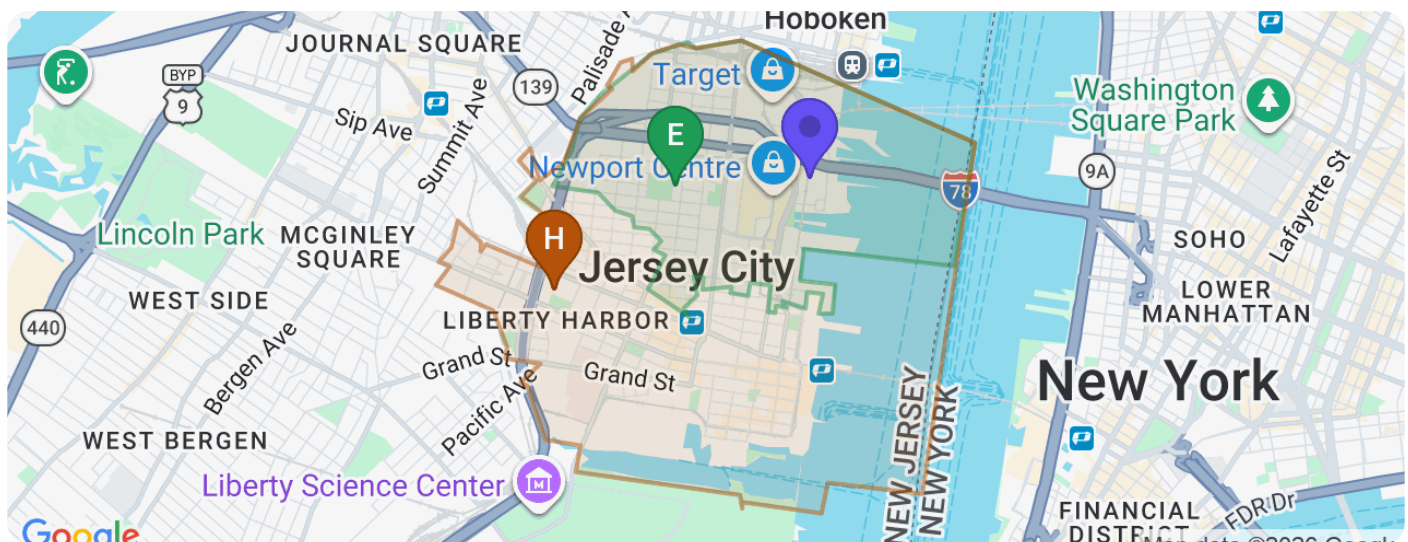
## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------|---------------------|-----------|--------------------|--------|
| Feb 6, 2018 | Quitclaim | Quit Claim Transfer |           |                    |        |
| May 7, 2004 | Resale    | Grant Deed          | \$320,000 | \$375              | \$256K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Rafael Cordero y Molina School | Elementary | PK–8   | 0.6 mi   |
| James J. Ferris High School    | High       | 9–12   | 1.1 mi   |

District: Jersey City 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 07310**

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>139</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>14,769</b><br>POPULATION | <b>\$154K</b><br>MEDIAN IN-COME | <b>54°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|