

Single Family Residence **RESIDENTIAL**

2696 ROCKPORT LN

TOMS RIVER, NJ 08755

\$408,794 TopHap Estimate · \$242 / ft² · confidence 95 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,689 ft²
LIVING AREA

0.13 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$409K

\$389K low

\$429K high

Last Sale

\$170,000 · Jan 9, 2012

Est. Owner Equity

\$383,794

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax

\$5,623 (2025)

Assessed Value

\$287,600

Previous Assessed

\$287,600

Assessor Market Value

\$287,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 15, 2011	Resale	Grant Deed	\$170,000	\$101	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joseph A. Citta Elementary School	Elementary	PK-5	1.7 mi
Toms River Intermediate School North	Middle	6-8	4.4 mi
Toms River High School North	High	9-12	5.0 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 08755

61 CRIME INDEX	110 AIR POLLUTION	30,205 POPULATION	\$83K 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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