

Single Family Residence **RESIDENTIAL**

# 30 WINDING RIVER DR

TOMS RIVER, NJ 08755

**\$514,393** TopHap Estimate · \$442 / ft² · confidence 91 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,164 ft²**

LIVING AREA

**0.21 ac**

LOT SIZE

**1962**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$514K**

\$467K low

\$562K high

Last Sale

**\$510,000 · May 15, 2026**

Est. Owner Equity

**\$110,393**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,868 (2025) |
| Assessed Value        | \$300,300      |
| Previous Assessed     | \$300,300      |
| Assessor Market Value | \$300,300      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | OCEAN                            |
| Lot (acres)   | 0.21                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asbestos                         |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|-----------------------|-----------|--------------------|--------|
| Apr 14, 2026 | Resale    | Bargain And Sale Deed | \$510,000 | \$438              | \$404K |
| Mar 4, 2014  | Quitclaim | Quit Claim Transfer   |           |                    |        |
| Aug 12, 1999 | Resale    | Grant Deed            | \$134,285 | \$115              |        |
| Jun 30, 1997 | Resale    | Grant Deed            | \$114,000 | \$98               | \$113K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| West Dover Elementary School         | Elementary | KG–5   | 0.3 mi   |
| Toms River High School North         | High       | 9–12   | 1.9 mi   |
| Toms River Intermediate School North | Middle     | 6–8    | 2.0 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>61</div> <div>CRIME INDEX</div> | <div>110</div> <div>AIR POLLUTION</div> | <div>30,205</div> <div>POPULATION</div> | <div>\$83K</div> <div>MEDIAN IN-COME</div> | <div>53°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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