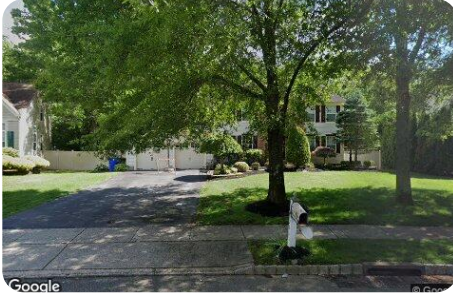


Single Family Residence **RESIDENTIAL**

296 GRANDE RIVER BLVD

TOMS RIVER, NJ 08755

\$992,550 TopHap Estimate · \$412 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,407 ft²

LIVING AREA

0.29 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$993K

\$910K low

\$1.1M high

Last Sale

\$965,000 · Dec 16, 2022

Est. Owner Equity

\$252,550

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$10,950 (2025)
Assessed Value	\$560,100
Previous Assessed	\$560,100
Assessor Market Value	\$560,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	OCEAN
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	Yes

CLIMATE RISK

98 FLOOD	32 WILDFIRE	31 DROUGHT
-------------	----------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 8, 2022	Resale	Deed	\$965,000	\$401	\$740K
Nov 25, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joseph A. Citta Elementary School	Elementary	PK–5	0.9 mi
Toms River Intermediate School North	Middle	6–8	3.1 mi
Toms River High School North	High	9–12	3.8 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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