

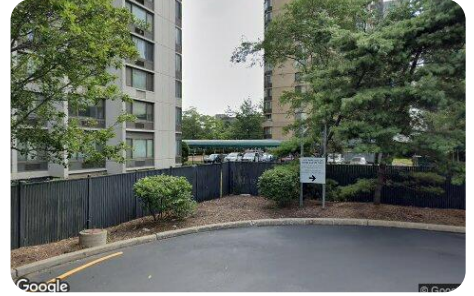
Residential (General/Single)

RESIDENTIAL

45 RIVER DR S

JERSEY CITY, NJ 07310

\$909,819 TopHap Estimate · \$661 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1,377 ft²

LIVING AREA

1.01 ac

LOT SIZE

1988

YEAR BUILT

34

STORIES

3

ROOMS

VALUATION

\$910K

\$876K low

\$944K high

Last Sale

\$909,000 · Sep 18, 2024

Est. Owner Equity

\$575,819

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$20,560 (2025)
Assessed Value	\$722,000
Previous Assessed	\$880,500
Assessor Market Value	\$722,000

PROPERTY FACTS

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

CLIMATE RISK

84 FLOOD	1 WILDFIRE	68 HEAT	66 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 12, 2024	Resale	Deed	\$909,000	\$660	\$334K
Jul 11, 2007	Resale	Grant Deed	\$590,000	\$428	\$417K
Aug 11, 2005	Resale	Grant Deed	\$525,000	\$381	
Jul 9, 2003	Resale	Grant Deed	\$375,000	\$272	

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

139 CRIME INDEX	114 AIR POLLUTION	14,769 POPULATION	\$154K MEDIAN IN-COME	54°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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