

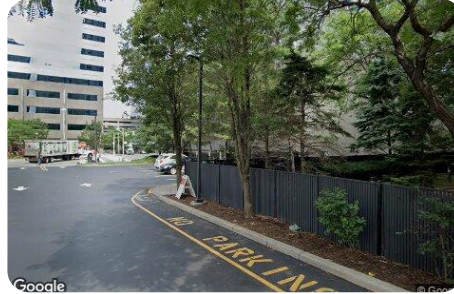
Residential (General/Single)

RESIDENTIAL

45 RIVER DR S

JERSEY CITY, NJ 07310

\$769,575 TopHap Estimate · \$747 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1,030 ft²

LIVING AREA

1.01 ac

LOT SIZE

1988

YEAR BUILT

34

STORIES

2

ROOMS

VALUATION

\$770K

\$742K low

\$797K high

Last Sale

\$770,000 · Jul 21, 2025

Est. Owner Equity

\$769,575

TAX & ASSESSMENT

Property Tax	\$15,306 (2025)
Assessed Value	\$655,500
Previous Assessed	\$655,500
Assessor Market Value	\$655,500

PROPERTY FACTS

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

CLIMATE RISK

51 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 9, 2025	Resale	Deed	\$770,000	\$748	
Mar 13, 2020	Resale	Grant Deed	\$750,000	\$728	
Jul 23, 2004	Resale	Grant Deed	\$389,000	\$378	\$311K
Jul 23, 2004	Non-arms-length	Grant Deed	\$389,000	\$378	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rafael Cordero y Molina School	Elementary	PK–8	0.5 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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