

Single Family Residence **RESIDENTIAL**

196 RIVIERA DR

TOMS RIVER, NJ 08753

\$597,185 TopHap Estimate · \$257 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,324 ft²

LIVING AREA

0.11 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$597K

\$548K low

\$646K high

Last Sale

\$116,000 · Oct 29, 1999

Est. Owner Equity

\$477,185

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$8,145 (2025)
Assessed Value	\$416,600
Previous Assessed	\$416,600
Assessor Market Value	\$416,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	OCEAN
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Baseboard
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

96
FLOOD

3
WILDFIRE

62
HEAT

80
STORM

31
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Bay Elementary School	Elementary	PK–5	0.5 mi
Toms River Intermediate School East	Middle	6–8	1.9 mi
Toms River High School East	High	9–12	2.7 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 08753

74 CRIME INDEX	112 AIR POLLUTION	66,911 POPULATION	\$102K 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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