

Single Family Residence **RESIDENTIAL**

45 RARITAN AVE

SOUTH RIVER, NJ 08882

\$470,087 TopHap Estimate · \$356 / ft² · confidence 91 · as of Jul 14, 2026



1,320 ft²
LIVING AREA

3,441 ft²
LOT SIZE

1977
YEAR BUILT

VALUATION

\$470K

\$428K low

\$512K high

Est. Owner Equity

\$174,087

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$7,086 (2025)
Assessed Value	\$265,500
Previous Assessed	\$265,500
Assessor Market Value	\$265,500

PROPERTY FACTS

Property Type	Single Family Residence
County	MIDDLESEX
Lot (acres)	0.08
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 8, 2024	Financing	Intrafamily Transfer			
Feb 22, 2012	Resale	Grant Deed	\$210,000	\$159	\$203K
Jan 22, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South River Middle School	Middle	6–8	0.4 mi
South River High School	High	9–12	0.5 mi
South River Primary School	Elementary	KG–2	0.5 mi

District: South River Borough 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 08882

104 CRIME INDEX	98 AIR POLLUTION	16,718 POPULATION	\$86K MEDIAN IN-COME	53°F AVG TEMP	56% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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