

Single Family Residence **RESIDENTIAL**

31 ACACIA ROW

TOMS RIVER, NJ 08755

\$261,924 TopHap Estimate · \$256 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,024 ft²

LIVING AREA

0.16 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$262K

\$242K low

\$282K high

Last Sale

\$150,000 · Apr 28, 2005

Est. Owner Equity

\$211,924

Loan-to-Value

21%

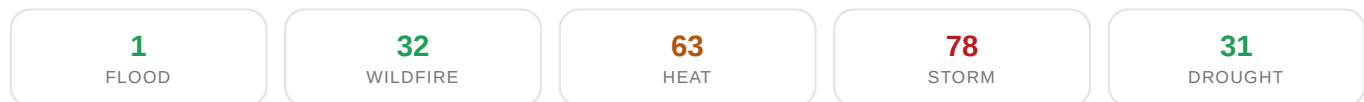
TAX & ASSESSMENT

Property Tax	\$2,663 (2025)
Assessed Value	\$136,200
Previous Assessed	\$136,200
Assessor Market Value	\$136,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.16
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Baseboard
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 28, 2005	Resale	Grant Deed	\$150,000	\$146	
Dec 19, 2003	Recorded document	Grant Deed	\$1	\$0	
Oct 27, 1992	Resale	Grant Deed	\$50,000	\$49	\$40K
Oct 16, 1992	Resale	Grant Deed	\$50,000	\$49	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Toms River Intermediate School North	Middle	6–8	1.1 mi
Toms River High School North	High	9–12	1.6 mi
Walnut Street Elementary School	Elementary	KG–5	2.5 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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