

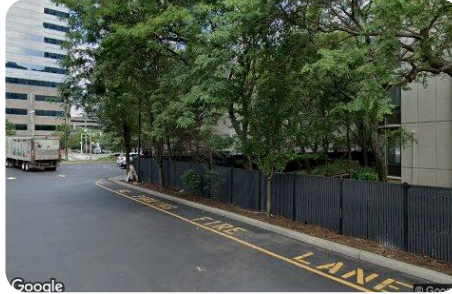
Residential (General/Single)

**RESIDENTIAL**

# 45 RIVER DR S

JERSEY CITY, NJ 07310

**\$649,493** TopHap Estimate · \$761 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**1**

BEDS

**853 ft<sup>2</sup>**

LIVING AREA

**1.01 ac**

LOT SIZE

**1988**

YEAR BUILT

**34**

STORIES

**1**

ROOMS

## VALUATION

**\$649K**

\$586K low

\$713K high

Last Sale

**\$360,000 · Jun 12, 2008**

Est. Owner Equity

**\$449,493**

Loan-to-Value

**31%**

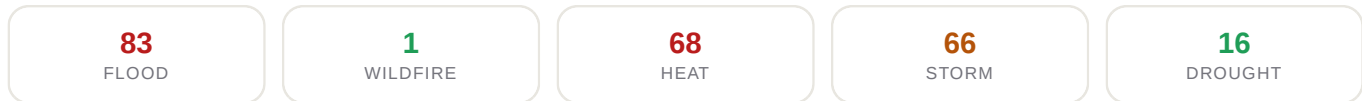
## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,871 (2025) |
| Assessed Value        | \$508,400       |
| Previous Assessed     | \$508,400       |
| Assessor Market Value | \$508,400       |

## PROPERTY FACTS

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

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|------------|-----------|--------|--------|
| May 23, 2008 | Resale          | Grant Deed | \$360,000 | \$422  | \$200K |
| Oct 8, 2003  | Non-arms-length | Grant Deed | \$259,000 | \$304  | \$200K |

## 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

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>139</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>14,769</b><br>POPULATION | <b>\$154K</b><br>MEDIAN IN-COME | <b>54°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|