

Single Family Residence **RESIDENTIAL**

306 RIVIERA DR

FORKED RIVER, NJ 08731

\$514,034 TopHap Estimate · \$327 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,570 ft²

LIVING AREA

0.34 ac

LOT SIZE

1984

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$514K

\$486K low

\$542K high

Last Sale

\$475,000 · Feb 21, 2025

Est. Owner Equity

\$49,034

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$6,323 (2025)
Assessed Value	\$231,200
Previous Assessed	\$231,200
Assessor Market Value	\$231,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.34
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Baseboard
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 7, 2025	Resale	Deed	\$475,000	\$303	\$465K
Apr 3, 1992	Resale	Grant Deed	\$138,000	\$88	
Mar 31, 1992	Resale	Grant Deed	\$138,000	\$88	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lacey Township High School	High	9–12	1.5 mi
Lanoka Harbor Elementary School	Elementary	KG–4	1.5 mi
Lacey Township Middle School	Middle	7–8	1.6 mi

District: Lacey Township 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 08731

77 CRIME INDEX	116 AIR POLLUTION	21,752 POPULATION	\$97K 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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