

Single Family Residence **RESIDENTIAL**

1606 RIVIERA AVE

TOMS RIVER, NJ 08753

\$411,000 TopHap Estimate · \$428 / ft² · confidence 80 · as of Jun 23, 2026



3

BEDS

2

BATHS

960 ft²

LIVING AREA

0.11 ac

LOT SIZE

1947

YEAR BUILT

1

STORIES

VALUATION

\$411K

\$329K low

\$493K high

Last Sale

\$226,000 · Dec 27, 2019

Est. Owner Equity

\$411,000

TAX & ASSESSMENT

Property Tax	\$5,796 (2025)
Assessed Value	\$296,600
Previous Assessed	\$296,600
Assessor Market Value	\$296,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	OCEAN
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

99
FLOOD

17
WILDFIRE

62
HEAT

79
STORM

31
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 14, 2022	Financing	Bargain And Sale Deed			
Dec 19, 2019	Resale	Deed	\$226,000	\$235	\$178K
Nov 2, 2005	Non-arms-length	Grant Deed	\$2,000	\$2	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Street Elementary School	Elementary	KG–5	1.0 mi
Toms River High School South	High	9–12	2.1 mi
Toms River Intermediate School South	Middle	6–8	3.4 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	Absentee owner
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