

Single Family Residence **RESIDENTIAL**

469 RIVER TER

TOMS RIVER, NJ 08755

\$522,349 TopHap Estimate · \$323 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,617 ft²

LIVING AREA

0.33 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$522K

\$489K low

\$555K high

Last Sale

\$286,000 · Mar 26, 2015

Est. Owner Equity

\$295,349

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$6,851 (2025)
Assessed Value	\$350,600
Previous Assessed	\$350,600
Assessor Market Value	\$350,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.33
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 20, 2015	Resale	Grant Deed	\$286,000	\$177	\$229K
Nov 4, 2014	Resale	Grant Deed	\$150,000	\$93	
Oct 27, 1998	Resale	Grant Deed	\$118,000	\$73	\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Dover Elementary School	Elementary	KG–5	1.1 mi
Toms River High School South	High	9–12	1.5 mi
Toms River Intermediate School South	Middle	6–8	3.1 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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