

Single Family Residence **RESIDENTIAL**

# 525 RUNYON DR

TOMS RIVER, NJ 08755

**\$515,525** TopHap Estimate · \$381 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,352 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1962**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$516K**

\$490K low

\$542K high

Est. Owner Equity

**\$455,525**

Loan-to-Value

**12%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,194 (2025) |
| Assessed Value        | \$317,000      |
| Previous Assessed     | \$317,000      |
| Assessor Market Value | \$317,000      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | OCEAN                            |
| Lot (acres)   | 0.23                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asbestos                         |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | Yes                              |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|----------------------|-------|--------------------|------|
| Apr 5, 2022  | Financing | Intrafamily Transfer |       |                    |      |
| Mar 5, 2012  | Quitclaim | Quit Claim Transfer  |       |                    |      |
| Feb 18, 2011 | Quitclaim | Quit Claim Transfer  |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| West Dover Elementary School         | Elementary | KG–5   | 0.7 mi   |
| Toms River High School South         | High       | 9–12   | 1.8 mi   |
| Toms River Intermediate School South | Middle     | 6–8    | 3.5 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<br>CRIME INDEX | 110<br>AIR POLLUTION | 30,205<br>POPULATION | \$83K<br>MEDIAN IN-COME | 53°F<br>AVG TEMP | 56%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|