

Residential (General/Single) **RESIDENTIAL**

45 RIVER DR S

JERSEY CITY, NJ 07310

\$1,095,190 TopHap Estimate · \$795 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1,377 ft²

LIVING AREA

1.01 ac

LOT SIZE

1988

YEAR BUILT

34

STORIES

3

ROOMS

VALUATION

\$1.1M

\$965K low

\$1.2M high

Last Sale

\$1,095,000 · Jan 6, 2025

Est. Owner Equity

\$595,190

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$15,171 (2025)
Assessed Value	\$649,700
Previous Assessed	\$649,700
Assessor Market Value	\$649,700

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 28, 2024	Resale	Deed	\$1,095,000	\$795	\$500K
May 2, 2016	Resale	Grant Deed	\$882,500	\$641	\$483K
Jan 20, 2006	Resale	Deed	\$760,000	\$552	\$250K

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

139 CRIME INDEX	114 AIR POLLUTION	14,769 POPULATION	\$154K MEDIAN IN-COME	54°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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