

Single Family Residence **RESIDENTIAL**

# 485 RIVER TER

TOMS RIVER, NJ 08755

**\$527,020** TopHap Estimate · \$502 / ft² · confidence 94 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**1,050 ft²**  
LIVING AREA

**0.29 ac**  
LOT SIZE

**1960**  
YEAR BUILT

**1**  
STORIES

**1**  
PARKING

## VALUATION

**\$527K**

\$496K low

\$558K high

Est. Owner Equity

**\$91,520**

Loan-to-Value

**88%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,349 (2025) |
| Assessed Value        | \$324,900      |
| Previous Assessed     | \$324,900      |
| Assessor Market Value | \$324,900      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | OCEAN                            |
| Lot (acres)   | 0.29                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asbestos                         |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Sep 1, 2022  | Financing | Intrafamily Transfer |           |                    | \$350K |
| Aug 22, 2016 | Resale    | Grant Deed           | \$245,000 | \$233              | \$245K |
| Aug 21, 2014 | Resale    | Grant Deed           | \$187,000 | \$178              |        |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| West Dover Elementary School         | Elementary | KG–5   | 0.9 mi   |
| Toms River High School South         | High       | 9–12   | 1.6 mi   |
| Toms River Intermediate School South | Middle     | 6–8    | 3.2 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>61</div> <div>CRIME INDEX</div> | <div>110</div> <div>AIR POLLUTION</div> | <div>30,205</div> <div>POPULATION</div> | <div>\$83K</div> <div>MEDIAN IN-COME</div> | <div>53°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|