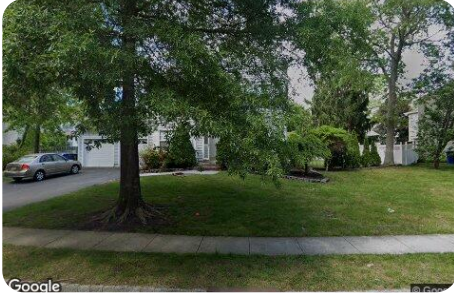


Single Family Residence **RESIDENTIAL**

303 GRANDE RIVER BLVD

TOMS RIVER, NJ 08755

\$786,114 TopHap Estimate · \$408 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,926 ft²
LIVING AREA

0.3 ac
LOT SIZE

1995
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$786K

\$735K low

\$837K high

Last Sale

\$650,000 · Jun 19, 2023

Est. Owner Equity

\$266,114

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$9,140 (2025)
Assessed Value	\$467,500
Previous Assessed	\$467,500
Assessor Market Value	\$467,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	OCEAN
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

76 FLOOD	31 WILDFIRE	31 DROUGHT
-------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 14, 2023	Resale	Bargain And Sale Deed	\$650,000	\$337	\$520K
Jan 16, 2018	Resale	Grant Deed	\$373,000	\$194	\$268K
Feb 26, 2010	Quitclaim	Quit Claim Transfer			
Jul 13, 2009	Resale	Grant Deed	\$365,000	\$190	\$334K
Feb 15, 2005	Resale	Grant Deed	\$370,000	\$192	\$296K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joseph A. Citta Elementary School	Elementary	PK–5	0.9 mi
Toms River Intermediate School North	Middle	6–8	3.1 mi
Toms River High School North	High	9–12	3.8 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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