

Residential (General/Single)

RESIDENTIAL

# 45 RIVER DR S

JERSEY CITY, NJ 07310

**\$629,380** TopHap Estimate · \$692 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**1**

BEDS

**909 ft<sup>2</sup>**

LIVING AREA

**1.01 ac**

LOT SIZE

**1988**

YEAR BUILT

**34**

STORIES

**1**

ROOMS

## VALUATION

**\$629K**

\$596K low

\$663K high

Last Sale

\$599,000 · Sep 27, 2023

Est. Owner Equity

\$629,380

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,721 (2025) |
| Assessed Value        | \$544,800       |
| Previous Assessed     | \$544,800       |
| Assessor Market Value | \$544,800       |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|--------|------|-----------|--------------------|------|
| Sep 9, 2023  | Resale | Deed | \$599,000 | \$659              |      |
| May 16, 2007 | Resale | Deed | \$355,000 | \$391              |      |

## 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<br>CRIME INDEX | 114<br>AIR POLLUTION | 14,769<br>POPULATION | \$154K<br>MEDIAN IN-COME | 54°F<br>AVG TEMP | 56%<br>SUNSHINE |
|--------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

**OWNERSHIP**

Occupancy

**Absentee owner**