

Single Family Residence

RESIDENTIAL

35 RIVER DR

TOMS RIVER, NJ 08753

\$269,456 TopHap Estimate · \$414 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

1

BATHS

651 ft²

LIVING AREA

3,402 ft²

LOT SIZE

1946

YEAR BUILT

1

STORIES

VALUATION

\$269K

\$248K low

\$290K high

Last Sale

\$90,000 · Oct 25, 2016

Est. Owner Equity

\$158,456

Loan-to-Value

45%

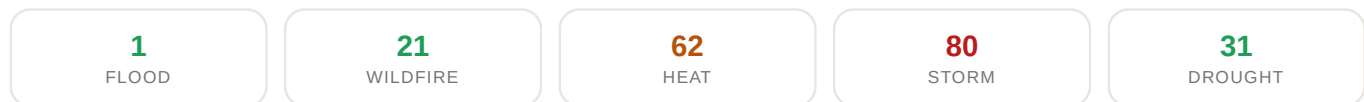
TAX & ASSESSMENT

Property Tax	\$4,410 (2025)
Assessed Value	\$225,700
Previous Assessed	\$225,700
Assessor Market Value	\$225,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.08
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2021	Financing	Correction Deed			\$107K
Jul 26, 2016	Resale	Grant Deed	\$90,000	\$138	\$81K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Street Elementary School	Elementary	KG–5	0.9 mi
Toms River High School South	High	9–12	2.1 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 08753

74 CRIME INDEX	112 AIR POLLUTION	66,911 POPULATION	\$102K MEDIAN IN-COME	53°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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