

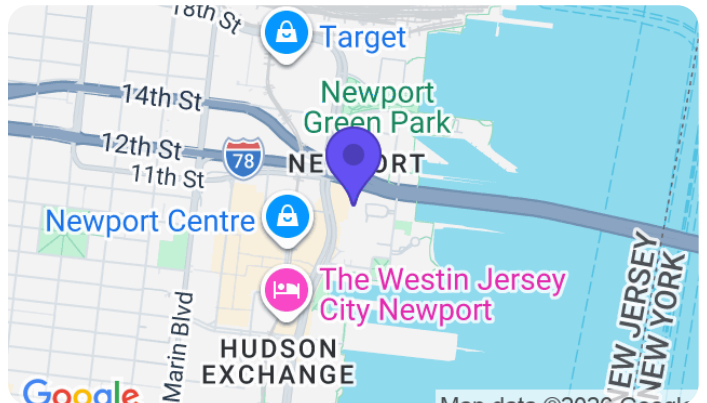
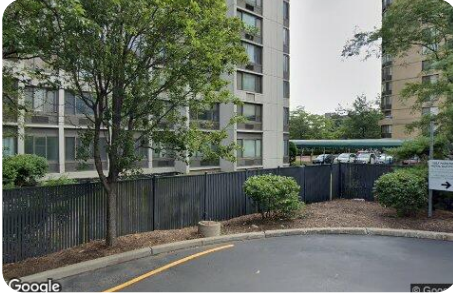
Residential (General/Single)

RESIDENTIAL

45 RIVER DR S

JERSEY CITY, NJ 07310

\$541,680 TopHap Estimate · \$635 / ft² · confidence 92 · as of Jul 14, 2026



1

BEDS

853 ft²

LIVING AREA

1.01 ac

LOT SIZE

1988

YEAR BUILT

34

STORIES

1

ROOMS

VALUATION

\$542K

\$498K low

\$586K high

Last Sale

\$542,000 · Jan 14, 2026

Est. Owner Equity

\$26,780

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$12,768 (2025)
Assessed Value	\$546,800
Previous Assessed	\$546,800
Assessor Market Value	\$546,800

PROPERTY FACTS

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

CLIMATE RISK

83 FLOOD	1 WILDFIRE	68 HEAT	66 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

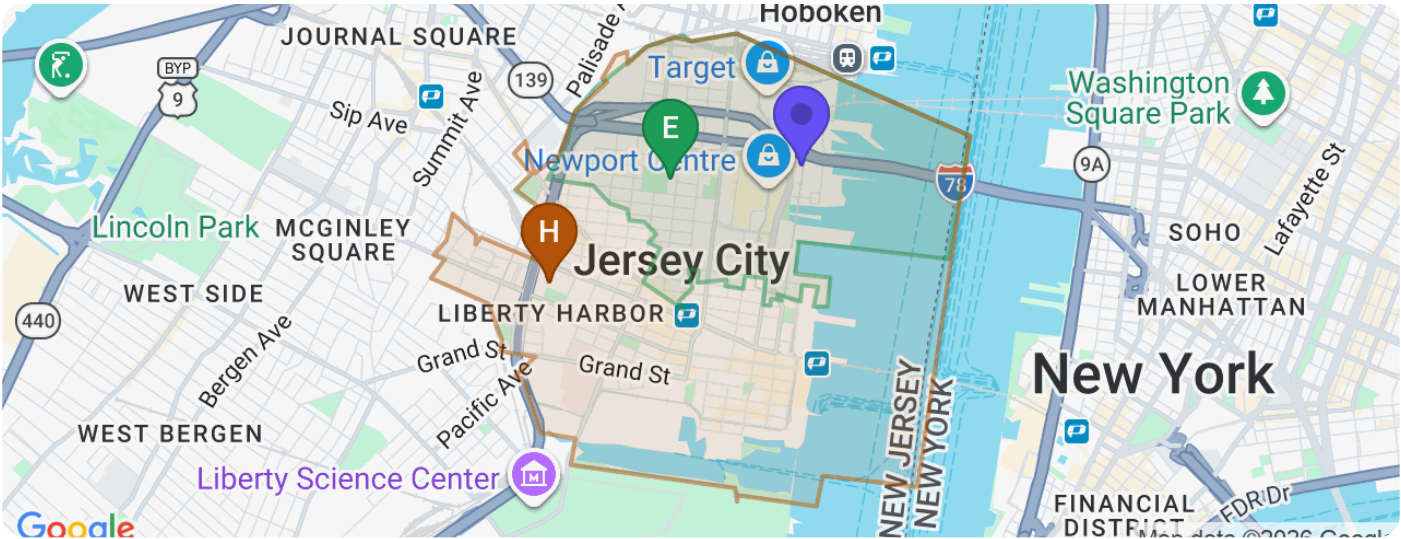
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 30, 2025	Resale	Deed	\$542,000	\$635	\$515K
Mar 9, 2022	Financing	Intrafamily Transfer			
Mar 21, 2014	Quitclaim	Quit Claim Transfer			
Feb 1, 2013	Resale	Grant Deed	\$455,000	\$533	\$319K
Jul 15, 2011	Resale	Grant Deed	\$290,000	\$340	

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	Owner occupied
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