

Residential (General/Single) **RESIDENTIAL**

# 45 RIVER DR S

JERSEY CITY, NJ 07310



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**567 ft²**

LIVING AREA

**1.01 ac**

LOT SIZE

**1988**

YEAR BUILT

**34**

STORIES

## VALUATION

Last Sale

**\$395,000 · Mar 22, 2022**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$7,923 (2025)</b> |
| Assessed Value        | <b>\$339,300</b>      |
| Previous Assessed     | <b>\$339,300</b>      |
| Assessor Market Value | <b>\$339,300</b>      |

## PROPERTY FACTS

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

## CLIMATE RISK

|                    |                      |                   |                    |                      |
|--------------------|----------------------|-------------------|--------------------|----------------------|
| <b>83</b><br>FLOOD | <b>1</b><br>WILDFIRE | <b>68</b><br>HEAT | <b>66</b><br>STORM | <b>16</b><br>DROUGHT |
|--------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE                | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-----------|---------------------|-----------|--------------------|--------|
| <b>Feb 23, 2022</b> | Resale    | Deed                | \$395,000 | \$697              | \$375K |
| <b>Jul 23, 2013</b> | Quitclaim | Quit Claim Transfer |           |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| <b>Rafael Cordero y Molina School</b> | Elementary | PK–8   | 0.5 mi   |
| <b>James J. Ferris High School</b>    | High       | 9–12   | 1.1 mi   |

District: Jersey City School District



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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**

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>139</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>14,769</b><br>POPULATION | <b>\$154K</b><br>MEDIAN IN-COME | <b>54°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|