

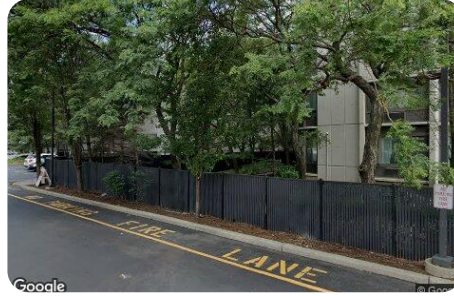
Residential (General/Single)

RESIDENTIAL

45 RIVER DR S

JERSEY CITY, NJ 07310

\$454,650 TopHap Estimate · \$800 / ft² · confidence 94 · as of Jul 14, 2026



568 ft²

LIVING AREA

1.01 ac

LOT SIZE

1988

YEAR BUILT

34

STORIES

VALUATION

\$455K

\$426K low

\$483K high

Last Sale

\$450,000 · Aug 25, 2017

Est. Owner Equity

\$117,150

Loan-to-Value

76%

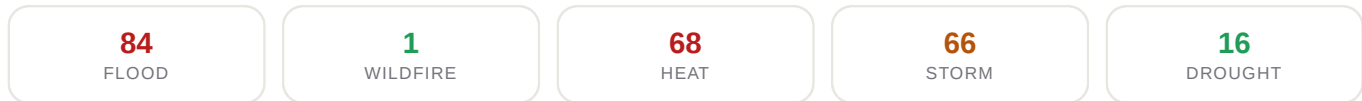
TAX & ASSESSMENT

Property Tax	\$7,937 (2025)
Assessed Value	\$339,900
Previous Assessed	\$339,900
Assessor Market Value	\$339,900

PROPERTY FACTS

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

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 16, 2017	Resale	Grant Deed	\$450,000	\$792	
Feb 8, 2017	Quitclaim	Quit Claim Transfer			
Nov 18, 2016	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rafael Cordero y Molina School	Elementary	PK–8	0.6 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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