

Residential (General/Single)

RESIDENTIAL

45 RIVER DR S

JERSEY CITY, NJ 07310

\$430,921 TopHap Estimate · \$759 / ft² · confidence 94 · as of Jul 14, 2026

568 ft²

LIVING AREA

1.01 ac

LOT SIZE

1988

YEAR BUILT

34

STORIES

VALUATION

\$431K

\$405K low

\$457K high

Est. Owner Equity

\$430,921

TAX & ASSESSMENT

Property Tax	\$7,708 (2025)
Assessed Value	\$330,100
Previous Assessed	\$330,100
Assessor Market Value	\$330,100

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

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 18, 2013	Recorded document	Grant Deed			
Nov 16, 2005	Recorded document	Grant Deed	\$1	\$0	

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

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CRIME INDEX

114

AIR POLLUTION

14,769

POPULATION

\$154K

MEDIAN IN-COME

54°F

AVG TEMP

56%

SUNSHINE

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

OWNERSHIP

Occupancy

Absentee owner