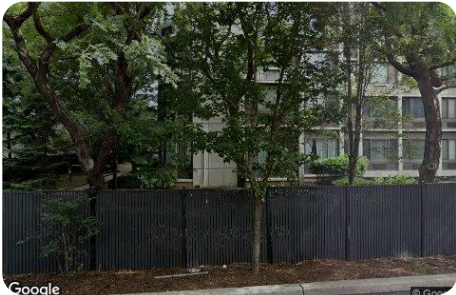


Residential (General/Single) RESIDENTIAL

45 RIVER DR S  
JERSEY CITY, NJ 07310



568 ft<sup>2</sup>  
LIVING AREA

1.01 ac  
LOT SIZE

1988  
YEAR BUILT

34  
STORIES

VALUATION

Last Sale \$76,000 · Nov 16, 1995

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,586 (2025) |
| Assessed Value        | \$324,900      |
| Previous Assessed     | \$324,900      |
| Assessor Market Value | \$324,900      |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|----------------------|-------|--------------------|------|
| Apr 13, 2022 | Financing | Intrafamily Transfer |       |                    |      |
| Dec 15, 2020 | Financing | Intrafamily Transfer |       |                    |      |
| May 23, 2018 | Quitclaim | Quit Claim Transfer  |       |                    |      |

## 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

|                           |                             |                             |                                 |                         |                        |
|---------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <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

**Absentee owner**