

Residential (General/Single)

RESIDENTIAL

45 RIVER DR S

JERSEY CITY, NJ 07310

\$698,424 TopHap Estimate · \$687 / ft² · confidence 96 · as of Jul 14, 2026

2

BEDS

1,016 ft²

LIVING AREA

1.01 ac

LOT SIZE

1988

YEAR BUILT

34

STORIES

2

ROOMS

VALUATION

\$698K

\$672K low

\$725K high

Last Sale

\$500,000 · Jun 20, 2005

Est. Owner Equity

\$227,324

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax

\$13,571 (2025)

Assessed Value

\$581,200

Previous Assessed

\$581,200

Assessor Market Value

\$581,200

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	\$/FT ²	LOAN
Jun 29, 2018	Resale	Grant Deed	\$670,000	\$659	
May 20, 2005	Resale	Grant Deed	\$500,000	\$492	
Aug 28, 2003	Resale	Grant Deed	\$315,000	\$310	\$229K

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	Absentee owner
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