

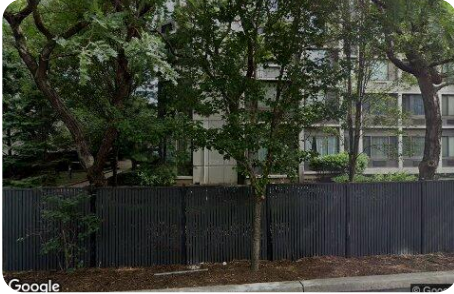
Residential (General/Single)

RESIDENTIAL

45 RIVER DR S

JERSEY CITY, NJ 07310

\$728,454 TopHap Estimate · \$707 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1,030 ft²

LIVING AREA

1.01 ac

LOT SIZE

1988

YEAR BUILT

34

STORIES

2

ROOMS

VALUATION

\$728K

\$698K low

\$759K high

Last Sale

\$745,000 · Jun 19, 2023

Est. Owner Equity

\$0

Loan-to-Value

124%

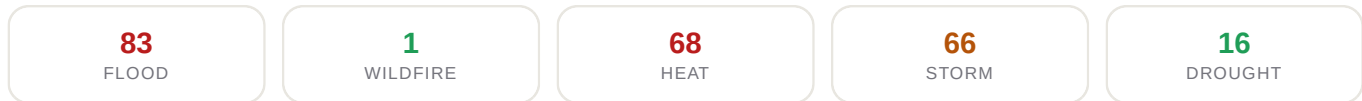
TAX & ASSESSMENT

Property Tax	\$13,660 (2025)
Assessed Value	\$585,000
Previous Assessed	\$585,000
Assessor Market Value	\$585,000

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
Apr 7, 2023	Resale	Deed	\$745,000	\$723	\$545K
Oct 29, 2015	Quitclaim	Quit Claim Transfer			\$300K

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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