

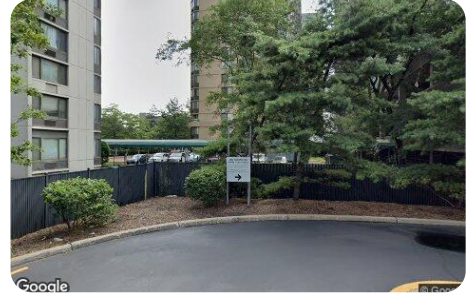
Residential (General/Single)

RESIDENTIAL

45 RIVER DR S

JERSEY CITY, NJ 07310

\$748,517 TopHap Estimate · \$727 / ft² · confidence 97 · 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

\$749K

\$730K low

\$767K high

Last Sale

\$820,000 · May 25, 2022

Est. Owner Equity

\$748,517

TAX & ASSESSMENT

Property Tax	\$14,222 (2025)
Assessed Value	\$609,100
Previous Assessed	\$609,100
Assessor Market Value	\$609,100

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 22, 2022	Resale	Deed	\$820,000	\$796	
Jun 9, 2007	Resale	Deed	\$510,000	\$495	
Apr 12, 2005	Resale	Bargain And Sale Deed	\$514,000	\$499	

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	1.2 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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