

Single Family Residence **RESIDENTIAL**

69 RIVER DR

TOMS RIVER, NJ 08753

\$269,000 TopHap Estimate · \$383 / ft² · confidence 93 · as of Jul 14, 2026



2
BEDS

1
BATHS

702 ft²
LIVING AREA

3,402 ft²
LOT SIZE

1940
YEAR BUILT

1
STORIES

VALUATION

\$269K

\$251K low

\$287K high

Last Sale

\$110,000 · Aug 18, 2016

Est. Owner Equity

\$161,000

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$3,781 (2025)
Assessed Value	\$193,500
Previous Assessed	\$193,500
Assessor Market Value	\$193,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	OCEAN
Lot (acres)	0.08
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	8 WILDFIRE	62 HEAT	80 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 18, 2019	Quitclaim	Quit Claim Transfer			\$108K
Jul 26, 2016	Resale	Grant Deed	\$110,000	\$157	\$98K
Jun 13, 2016	Resale	Trustees Deed	\$55,000	\$78	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Street Elementary School	Elementary	KG–5	0.9 mi
Toms River High School South	High	9–12	2.1 mi
Toms River Intermediate School South	Middle	6–8	3.6 mi

District: Toms River Regional 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 08753

74 CRIME INDEX	112 AIR POLLUTION	66,911 POPULATION	\$102K MEDIAN IN-COME	53°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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