

Single Family Residence

RESIDENTIAL

73 RIVER DR

TOMS RIVER, NJ 08753

\$410,250

TopHap Estimate · \$357 / ft² · confidence 86 · as of Jun 23, 2026



3

BEDS

1

BATHS

1,148 ft²

LIVING AREA

3,402 ft²

LOT SIZE

1940

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$410K

\$353K low

\$468K high

Last Sale

\$97,611 · Feb 14, 2018

Est. Owner Equity

\$0

Loan-to-Value

317%

TAX & ASSESSMENT

Property Tax	\$4,660 (2025)
Assessed Value	\$238,500
Previous Assessed	\$238,500
Assessor Market Value	\$238,500

PROPERTY FACTS

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

Deck

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
Jan 22, 2018	Resale	Grant Deed	\$97,611	\$85	
Jul 3, 2017	Non-arms-length	Trustees Deed	\$2,000	\$2	
Oct 26, 2006	Resale	Grant Deed	\$120,000	\$105	\$163K
Oct 19, 2001	Resale	Grant Deed	\$45,000	\$39	\$52K

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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