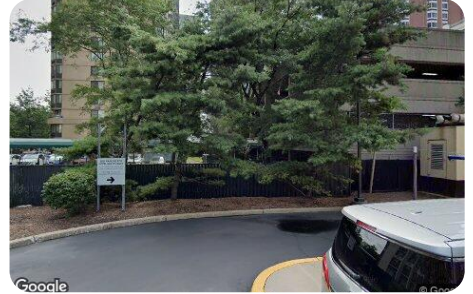


Residential (General/Single) **RESIDENTIAL**

45 RIVER DR S

JERSEY CITY, NJ 07310

\$1,613,676 TopHap Estimate · \$747 / ft² · confidence 84 · as of Jul 14, 2026



3
BEDS

2,160 ft²
LIVING AREA

1.01 ac
LOT SIZE

1988
YEAR BUILT

34
STORIES

3
ROOMS

VALUATION

\$1.6M

\$1.4M low

\$1.9M high

Last Sale

\$1,100,000 · Nov 30, 2007

Est. Owner Equity

\$0

Loan-to-Value

240%

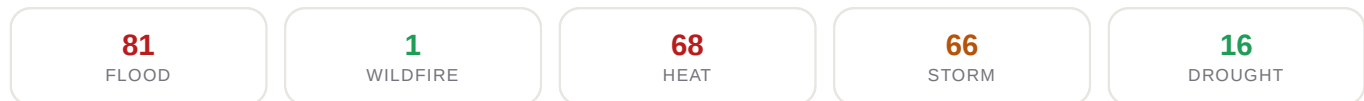
TAX & ASSESSMENT

Property Tax	\$30,026 (2025)
Assessed Value	\$1,285,900
Previous Assessed	\$1,285,900
Assessor Market Value	\$1,285,900

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
Nov 20, 2007	Resale	Bargain And Sale Deed	\$1,100,000	\$509	\$880K
Jun 4, 2004	Resale	Grant Deed	\$839,000	\$388	

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	1.1 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	Owner occupied
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