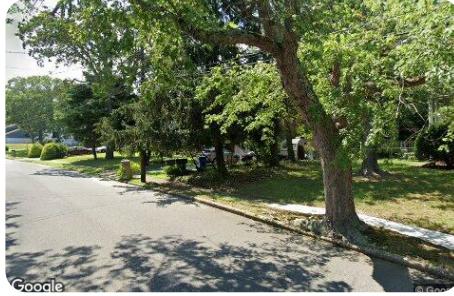


Single Family Residence **RESIDENTIAL**

# 540 RIVER DR

TOMS RIVER, NJ 08753

**\$474,299** TopHap Estimate · \$229 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,072 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**1963**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$474K**

**\$452K low**

**\$497K high**

Last Sale

**\$72,000 · Mar 1, 1985**

Est. Owner Equity

**\$474,299**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,902 (2025) |
| Assessed Value        | \$353,200      |
| Previous Assessed     | \$353,200      |
| Assessor Market Value | \$353,200      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Bi-Level                         |
| County        | OCEAN                            |
| Lot (acres)   | 0.27                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asbestos                         |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|------|-------|--------------------|------|
| Apr 27, 2023 | Financing | Deed |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| East Dover Elementary School        | Elementary | KG–5   | 0.7 mi   |
| Toms River High School East         | High       | 9–12   | 0.9 mi   |
| Toms River Intermediate School East | Middle     | 6–8    | 2.9 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>74</b><br>CRIME INDEX | <b>112</b><br>AIR POLLUTION | <b>66,911</b><br>POPULATION | <b>\$102K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|