

Single Family Residence **RESIDENTIAL**

# 442 RIVER TER

TOMS RIVER, NJ 08755

**\$587,540** TopHap Estimate · \$393 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,495 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**1966**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$588K**

\$551K low

\$624K high

Last Sale

**\$316,000 · Jun 6, 2008**

Est. Owner Equity

**\$402,040**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,870 (2025) |
| Assessed Value        | \$351,600      |
| Previous Assessed     | \$351,600      |
| Assessor Market Value | \$351,600      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | OCEAN                   |
| Lot (acres)   | 0.26                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asbestos                |
| Heating       | Baseboard               |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| May 29, 2008 | Resale | Grant Deed | \$316,000 | \$211              | \$246K |
| Oct 25, 1999 | Resale | Grant Deed | \$142,000 | \$95               | \$141K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| West Dover Elementary School         | Elementary | KG–5   | 1.1 mi   |
| Toms River High School South         | High       | 9–12   | 1.4 mi   |
| Toms River Intermediate School South | Middle     | 6–8    | 3.1 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 08755

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>61</b><br>CRIME INDEX | <b>110</b><br>AIR POLLUTION | <b>30,205</b><br>POPULATION | <b>\$83K</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> |
|-----------|-----------------------|