

Single Family Residence

**RESIDENTIAL**

# 60 RIVER DR

TOMS RIVER, NJ 08753

**\$135,324** TopHap Estimate · \$154 / ft<sup>2</sup> · confidence 78 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**880 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**1945**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$135K**

\$105K low

\$166K high

Last Sale

**\$125,000 · Apr 14, 2025**

Est. Owner Equity

**\$135,324**

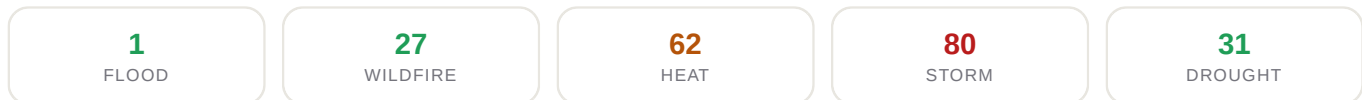
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,107 (2025) |
| Assessed Value        | \$125,500      |
| Previous Assessed     | \$210,200      |
| Assessor Market Value | \$125,500      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | OCEAN                            |
| Lot (acres)   | 0.18                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asbestos                         |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|-------------|--------|-----------------------|-----------|--------------------|-------|
| Apr 8, 2025 | Resale | Bargain And Sale Deed | \$125,000 | \$142              |       |
| Dec 9, 2003 | Resale | Grant Deed            | \$75,000  | \$85               | \$70K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Washington Street Elementary School  | Elementary | KG–5   | 0.9 mi   |
| Toms River High School South         | High       | 9–12   | 2.2 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|