

Single Family Residence

RESIDENTIAL

42 RIVER DR

TOMS RIVER, NJ 08753

\$456,827 TopHap Estimate · \$343 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,331 ft²

LIVING AREA

3,999 ft²

LOT SIZE

2001

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$457K

\$427K low

\$486K high

Last Sale

\$275,000 · Apr 4, 2018

Est. Owner Equity

\$242,827

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,061 (2025)
Assessed Value	\$310,200
Previous Assessed	\$310,200
Assessor Market Value	\$310,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	OCEAN
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1 FLOOD	21 WILDFIRE	62 HEAT	80 STORM	31 DROUGHT
------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 13, 2022	Quitclaim	Quit Claim Transfer			
Mar 15, 2018	Resale	Grant Deed	\$275,000	\$207	\$220K
Jan 27, 2011	Quitclaim	Quit Claim Transfer			
Dec 19, 2001	Resale	Grant Deed	\$140,000	\$105	\$108K
Mar 5, 2001	Non-arms-length	Grant Deed	\$35,000	\$26	
Dec 7, 2000	Resale	Grant Deed	\$21,000	\$16	

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

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

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

OWNERSHIP

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