

Single Family Residence **RESIDENTIAL**

312 GRANDE RIVER BLVD

TOMS RIVER, NJ 08755

\$1,074,657 TopHap Estimate · \$372 / ft² · confidence 90 · as of Jul 14, 2026

6

BEDS

3

BATHS

2,885 ft²

LIVING AREA

0.45 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.1M

\$970K low

\$1.2M high

Last Sale

\$634,900 · Dec 10, 2020

Est. Owner Equity

\$609,657

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax

\$13,095 (2025)

Assessed Value

\$669,800

Previous Assessed

\$669,800

Assessor Market Value

\$669,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	OCEAN
Lot (acres)	0.45
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	Yes

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 3, 2020	Resale	Bargain And Sale Deed	\$634,900	\$220	\$465K
Dec 2, 2008	Resale	Grant Deed	\$489,900	\$170	\$215K
Jan 15, 2003	Quitclaim	Quit Claim Transfer			\$327K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Joseph A. Citta Elementary School	Elementary	PK–5	1.0 mi
Toms River Intermediate School North	Middle	6–8	3.2 mi
Toms River High School North	High	9–12	3.8 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

61 CRIME INDEX	110 AIR POLLUTION	30,205 POPULATION	\$83K MEDIAN IN-COME	53°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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