

Single Family Residence **RESIDENTIAL**

# 716 BISCAYNE DR

FORKED RIVER, NJ 08731

**\$357,076** TopHap Estimate · \$525 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**  
BEDS

**1**  
BATHS

**680 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**1952**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$357K**

\$328K low

\$386K high

Last Sale

**\$77,592 · May 14, 2019**

Est. Owner Equity

**\$166,026**

Loan-to-Value

**56%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,296 (2025) |
| Assessed Value        | \$120,500      |
| Previous Assessed     | \$120,500      |
| Assessor Market Value | \$120,500      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Ranch                            |
| County        | OCEAN                            |
| Lot (acres)   | 0.14                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asbestos                         |
| Heating       | Forced Air With Air Conditioning |
| Pool          | No                               |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|-----------------------|-----------|--------------------|--------|
| Apr 25, 2019 | Quitclaim | Quit Claim Transfer   |           |                    |        |
| Apr 29, 2005 | Resale    | Bargain And Sale Deed | \$175,000 | \$257              | \$140K |
| Feb 19, 2003 | Resale    | Grant Deed            | \$112,000 | \$165              | \$90K  |
| May 29, 1990 | Resale    | Grant Deed            | \$85,000  | \$125              |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Forked River Elementary School | Elementary | KG–4   | 1.3 mi   |
| Lacey Township Middle School   | Middle     | 7–8    | 2.3 mi   |
| Lacey Township High School     | High       | 9–12   | 2.5 mi   |

District: Lacey Township 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 08731

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>77</div> <div>CRIME INDEX</div> | <div>116</div> <div>AIR POLLUTION</div> | <div>21,752</div> <div>POPULATION</div> | <div>\$97K</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 | Owner occupied |
|-----------|----------------|