

Single Family Residence **RESIDENTIAL**

609 RIVERSIDE AVE

TOMS RIVER, NJ 08757

\$454,360 TopHap Estimate · \$344 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,320 ft²

LIVING AREA

0.32 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$454K

\$427K low

\$482K high

Last Sale

\$250,000 · Aug 12, 2004

Est. Owner Equity

\$277,626

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$6,453 (2025)
Assessed Value	\$443,500
Previous Assessed	\$443,500
Assessor Market Value	\$443,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.32
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	Spa/Hot Tub (Only)

Deck

CLIMATE RISK

1
FLOOD

29
WILDFIRE

63
HEAT

81
STORM

31
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 9, 2004	Resale	Grant Deed	\$250,000	\$189	\$170K
Dec 14, 2001	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Manchester Township Middle School	Middle	6–8	0.9 mi
Manchester Township Elementary School	Elementary	PK–5	1.5 mi
Manchester Township High School	High	9–12	1.9 mi

District: Manchester 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 08757

106 CRIME INDEX	105 AIR POLLUTION	33,060 POPULATION	\$59K 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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