

Single Family Residence **RESIDENTIAL**

# 14 PHEASANT RUN RD

FORKED RIVER, NJ 08731

**\$397,245** TopHap Estimate · \$324 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,227 ft<sup>2</sup>**

LIVING AREA

**0.43 ac**

LOT SIZE

**1970**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$397K**

**\$365K low**

**\$429K high**

Last Sale

**\$168,000 · May 22, 2017**

Est. Owner Equity

**\$229,245**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,084 (2025) |
| Assessed Value        | \$185,900      |
| Previous Assessed     | \$185,900      |
| Assessor Market Value | \$185,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | OCEAN                   |
| Lot (acres)   | 0.43                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asbestos                |
| Heating       | Baseboard               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED            | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|-----------------|-----------|--------------------|--------|
| Jan 29, 2025 | Non-arms-length | Redemption Deed | \$3,409   | \$3                |        |
| Jan 28, 2025 | Non-arms-length | Redemption Deed | \$4,348   | \$4                |        |
| May 12, 2017 | Resale          | Grant Deed      | \$168,000 | \$137              | \$168K |
| Jun 2, 2004  | Resale          | Grant Deed      | \$215,000 | \$175              |        |
| May 27, 1993 | Resale          | Grant Deed      | \$97,000  | \$79               | \$78K  |
| May 24, 1993 | Resale          | Grant Deed      | \$97,000  | \$79               |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Forked River Elementary School | Elementary | KG–4   | 0.5 mi   |
| Lacey Township Middle School   | Middle     | 7–8    | 1.5 mi   |
| Lacey Township High School     | High       | 9–12   | 1.6 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>77</b><br>CRIME INDEX | <b>116</b><br>AIR POLLUTION | <b>21,752</b><br>POPULATION | <b>\$97K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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