

Single Family Residence

RESIDENTIAL

2 ROSEAU CT

TOMS RIVER, NJ 08757

\$296,466 TopHap Estimate · \$241 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,232 ft²

LIVING AREA

0.15 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$296K

\$273K low

\$320K high

Last Sale

\$146,000 · Dec 9, 2004

Est. Owner Equity

\$251,466

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$3,090 (2025)
Assessed Value	\$119,300
Previous Assessed	\$119,300
Assessor Market Value	\$119,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Baseboard
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 9, 2004	Resale	Grant Deed	\$146,000	\$119	
Aug 4, 1993	Resale	Grant Deed	\$63,000	\$51	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Regional Middle School	Middle	7–8	6.0 mi
Central Regional High School	High	9–12	6.1 mi

District: Central 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 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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