

Single Family Residence **RESIDENTIAL**

46 RIVER DR

TOMS RIVER, NJ 08753

\$318,500 TopHap Estimate · \$363 / ft² · confidence 79 · as of Jun 23, 2026



2
BEDS

2
BATHS

878 ft²
LIVING AREA

3,999 ft²
LOT SIZE

1950
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$319K

\$252K low

\$385K high

Last Sale

\$180,000 · Jul 29, 2004

Est. Owner Equity

\$165,500

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$5,155 (2025)
Assessed Value	\$263,800
Previous Assessed	\$263,800
Assessor Market Value	\$263,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1
FLOOD

21
WILDFIRE

62
HEAT

80
STORM

31
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 29, 2004	Resale	Grant Deed	\$180,000	\$205	\$144K
Mar 20, 1989	Resale	Grant Deed	\$97,500	\$111	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Street Elementary School	Elementary	KG–5	0.9 mi
Toms River High School South	High	9–12	2.2 mi
Toms River Intermediate School South	Middle	6–8	3.6 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 08753

74 CRIME INDEX	112 AIR POLLUTION	66,911 POPULATION	\$102K MEDIAN IN-COME	53°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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