

Single Family Residence **RESIDENTIAL**

468 BROOK FOREST DR

TOMS RIVER, NJ 08757

\$406,000 TopHap Estimate · \$264 / ft² · confidence 89 · as of Jun 23, 2026



4

BEDS

2

BATHS

1,536 ft²
LIVING AREA

0.17 ac
LOT SIZE

1962

YEAR BUILT

1

STORIES

VALUATION

\$406K

\$361K low

\$451K high

Last Sale

\$400,000 · Oct 6, 2025

Est. Owner Equity

\$81,490

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$6,294 (2025)
Assessed Value	\$191,000
Previous Assessed	\$178,800
Assessor Market Value	\$191,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 30, 2013	Quitclaim	Quit Claim Transfer			\$201K
Jun 21, 2004	Resale	Grant Deed	\$182,500	\$119	\$170K
Nov 13, 2003	Resale	Grant Deed	\$142,000	\$92	\$128K
May 26, 1992	Resale	Grant Deed	\$80,000	\$52	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Toms River Elementary School	Elementary	KG–5	0.4 mi
Toms River Intermediate School South	Middle	6–8	1.5 mi
Toms River High School South	High	9–12	2.1 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 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	Absentee owner
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