

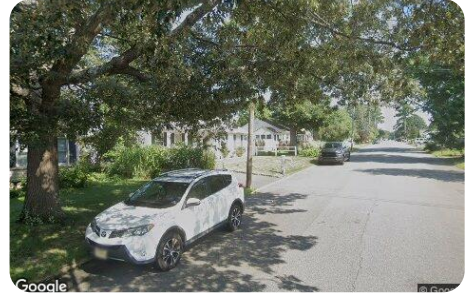
Single Family Residence

RESIDENTIAL

21 RIVER DR

TOMS RIVER, NJ 08753

\$282,814 TopHap Estimate · \$494 / ft² · confidence 85 · as of Jul 14, 2026



2

BEDS

1

BATHS

572 ft²

LIVING AREA

0.12 ac

LOT SIZE

1947

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$283K

\$240K low

\$326K high

Last Sale

\$275,000 · Aug 10, 2022

Est. Owner Equity

\$62,814

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$4,225 (2025)
Assessed Value	\$216,200
Previous Assessed	\$216,200
Assessor Market Value	\$216,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	OCEAN
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Floor/Wall Furnace
Pool	No

Deck

CLIMATE RISK

79
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 21, 2022	Resale	Deed	\$275,000	\$481	\$220K
Jul 31, 2018	Resale	Bargain And Sale Deed	\$165,000	\$288	\$149K
Sep 28, 2016	Resale	Grant Deed	\$150,000	\$262	
Oct 19, 2005	Resale	Grant Deed	\$150,000	\$262	\$100K
Jul 7, 1989	Resale	Grant Deed	\$80,000	\$140	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Street Elementary School	Elementary	KG–5	0.9 mi
Toms River High School South	High	9–12	2.1 mi
Toms River Intermediate School South	Middle	6–8	3.5 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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