

Single Family Residence **RESIDENTIAL**

# 21 RUTLAND DR

TOMS RIVER, NJ 08757

**\$250,491** TopHap Estimate · \$230 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**1,091 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**1975**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$250K**

\$235K low

\$266K high

Last Sale

**\$92,300 · Dec 23, 2010**

Est. Owner Equity

**\$159,418**

Loan-to-Value

**35%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,725 (2025) |
| Assessed Value        | \$105,200      |
| Previous Assessed     | \$105,200      |
| Assessor Market Value | \$105,200      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | OCEAN                   |
| Lot (acres)   | 0.14                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asbestos                |
| Heating       | Baseboard               |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Dec 14, 2010 | Resale    | Deed                | \$92,300  | \$85               | \$91K  |
| Jul 20, 2005 | Quitclaim | Quit Claim Transfer |           |                    | \$163K |
| Aug 17, 2004 | Resale    | Grant Deed          | \$145,000 | \$133              | \$138K |
| Sep 8, 2003  | Resale    | Grant Deed          | \$123,000 | \$113              |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL  | GRADES | DISTANCE |
|--------------------------------|--------|--------|----------|
| Central Regional Middle School | Middle | 7–8    | 5.9 mi   |
| Central Regional High School   | High   | 9–12   | 6.0 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>106</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>33,060</b><br>POPULATION | <b>\$59K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|