

Single Family Residence **RESIDENTIAL**

474 RIVER TER

TOMS RIVER, NJ 08755

\$559,172 TopHap Estimate · \$324 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,728 ft²

LIVING AREA

0.35 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$559K

\$496K low

\$622K high

Last Sale

\$450,000 · Jan 9, 2024

Est. Owner Equity

\$160,372

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$8,031 (2025)
Assessed Value	\$411,000
Previous Assessed	\$411,000
Assessor Market Value	\$411,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.35
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	Yes

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 1, 2023	Resale	Deed	\$450,000	\$260	\$350K
Feb 6, 2008	Financing	Intrafamily Transfer			\$235K
May 17, 2004	Resale	Grant Deed	\$295,000	\$171	\$225K
Jan 15, 1991	Resale	Grant Deed	\$135,500	\$78	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Dover Elementary School	Elementary	KG–5	1.0 mi
Toms River High School South	High	9–12	1.5 mi
Toms River Intermediate School South	Middle	6–8	3.2 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 08755

61 CRIME INDEX	110 AIR POLLUTION	30,205 POPULATION	\$83K 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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