

Single Family Residence

RESIDENTIAL

9 VAIL ST

TOMS RIVER, NJ 08757

\$386,233 TopHap Estimate · \$344 / ft² · confidence 87 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,124 ft²

LIVING AREA

0.13 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$386K

\$335K low

\$437K high

Last Sale

\$359,000 · Dec 5, 2024

Est. Owner Equity

\$298,733

Loan-to-Value

23%

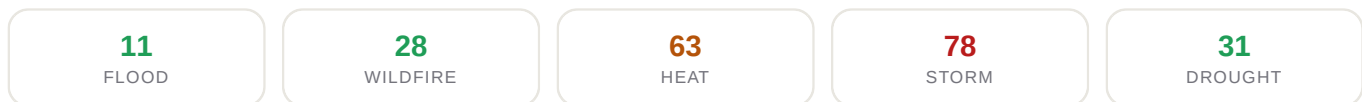
TAX & ASSESSMENT

Property Tax	\$4,421 (2025)
Assessed Value	\$170,700
Previous Assessed	\$170,700
Assessor Market Value	\$170,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Baseboard
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 12, 2024	Resale	Deed	\$359,000	\$319	\$88K
Feb 16, 2024	Resale	Deed	\$220,000	\$196	
Jun 29, 2004	Resale	Grant Deed	\$134,300	\$119	\$50K
Jul 8, 1994	Non-arms-length	Grant Deed	\$1,000	\$1	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Regional Middle School	Middle	7–8	7.1 mi
Central Regional High School	High	9–12	7.2 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

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	Owner occupied
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