

Single Family Residence **RESIDENTIAL**

2291 RIDGEWAY RD

TOMS RIVER, NJ 08757

\$474,107 TopHap Estimate · \$368 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,288 ft²

LIVING AREA

0.28 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$474K

\$436K low

\$513K high

Last Sale

\$103,000 · May 17, 1999

Est. Owner Equity

\$341,937

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$6,393 (2025)
Assessed Value	\$439,400
Previous Assessed	\$439,400
Assessor Market Value	\$439,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.28
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1 FLOOD	29 WILDFIRE	63 HEAT	80 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 4, 2014	Financing	Intrafamily Transfer			\$132K
May 17, 1999	Resale	Grant Deed	\$103,000	\$80	\$102K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Manchester Township Middle School	Middle	6–8	0.9 mi
Ridgeway Elementary School	Elementary	PK–5	1.0 mi
Manchester Township High School	High	9–12	3.2 mi

District: Manchester Township 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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