

Single Family Residence **RESIDENTIAL**

856 ROUNDTREE DR

TOMS RIVER, NJ 08753

\$487,425 TopHap Estimate · \$464 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,050 ft²

LIVING AREA

0.27 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

VALUATION

\$487K

\$457K low

\$518K high

Last Sale

\$445,000 · Feb 25, 2025

Est. Owner Equity

\$487,425

TAX & ASSESSMENT

Property Tax	\$6,020 (2025)
Assessed Value	\$326,200
Previous Assessed	\$308,100
Assessor Market Value	\$326,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.27
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Baseboard
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 19, 2025	Non-arms-length	Redemption Deed	\$166	\$0	
Feb 21, 2025	Resale	Deed	\$445,000	\$424	
Jun 11, 2019	Resale	Bargain And Sale Deed	\$235,000	\$224	\$231K
Mar 2, 2010	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Dover Elementary School	Elementary	KG–5	1.3 mi
Toms River Intermediate School East	Middle	6–8	1.6 mi
Toms River High School East	High	9–12	1.6 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	Owner occupied
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