

Single Family Residence

RESIDENTIAL

40 RIVER DR

TOMS RIVER, NJ 08753

\$267,661 TopHap Estimate · \$446 / ft² · confidence 82 · as of Jul 14, 2026



2

BEDS

1

BATHS

600 ft²

LIVING AREA

3,960 ft²

LOT SIZE

1950

YEAR BUILT

1

STORIES

VALUATION

\$268K

\$219K low

\$317K high

Last Sale

\$230,000 · Apr 14, 2021

Est. Owner Equity

\$84,384

Loan-to-Value

71%

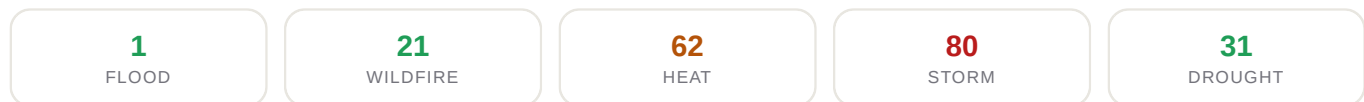
TAX & ASSESSMENT

Property Tax	\$4,469 (2025)
Assessed Value	\$228,700
Previous Assessed	\$228,700
Assessor Market Value	\$228,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 23, 2021	Resale	Deed	\$230,000	\$383	\$184K
Aug 21, 2014	Resale	Grant Deed	\$151,000	\$252	\$148K
Jul 22, 2002	Resale	Grant Deed	\$120,000	\$200	\$84K
Sep 25, 2000	Resale	Grant Deed	\$78,000	\$130	\$59K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Street Elementary School	Elementary	KG–5	0.9 mi
Toms River High School South	High	9–12	2.2 mi
Toms River Intermediate School South	Middle	6–8	3.6 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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