

Single Family Residence **RESIDENTIAL**

16 RUTLAND DR

TOMS RIVER, NJ 08757

\$479,504 TopHap Estimate · \$321 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,494 ft²
LIVING AREA

0.14 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$480K

\$434K low

\$525K high

Last Sale

\$448,400 · Mar 10, 2025

Est. Owner Equity

\$479,504

TAX & ASSESSMENT

Property Tax	\$3,419 (2025)
Assessed Value	\$189,100
Previous Assessed	\$132,000
Assessor Market Value	\$189,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Baseboard
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 27, 2025	Resale	Deed	\$448,400	\$300	
Jul 26, 2024	Resale	Deed	\$250,000	\$167	\$325K
Nov 22, 2002	Resale	Grant Deed	\$160,000	\$107	
May 21, 1998	Resale	Grant Deed	\$92,000	\$62	\$72K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Regional Middle School	Middle	7–8	5.8 mi
Central Regional High School	High	9–12	6.0 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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