

Single Family Residence **RESIDENTIAL**

2281 RIDGEWAY RD

TOMS RIVER, NJ 08757

\$481,909 TopHap Estimate · \$374 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,288 ft²

LIVING AREA

0.25 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$482K

\$445K low

\$519K high

Last Sale

\$230,000 · Jul 24, 2019

Est. Owner Equity

\$260,160

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$6,486 (2025)
Assessed Value	\$445,800
Previous Assessed	\$445,800
Assessor Market Value	\$445,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.25
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1 FLOOD	28 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
Jul 19, 2019	Resale	Deed	\$230,000	\$179	\$226K
Sep 21, 2001	Resale	Grant Deed	\$142,000	\$110	\$141K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Manchester Township Middle School	Middle	6–8	0.9 mi
Ridgeway Elementary School	Elementary	PK–5	1.1 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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