

Single Family Residence **RESIDENTIAL**

18 RUTLAND DR

TOMS RIVER, NJ 08757

\$433,355 TopHap Estimate · \$290 / ft² · confidence 95 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,494 ft²
LIVING AREA

0.15 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$433K

\$411K low

\$456K high

Last Sale

\$399,900 · Jul 12, 2022

Est. Owner Equity

\$113,435

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,043 (2025)
Assessed Value	\$194,700
Previous Assessed	\$194,700
Assessor Market Value	\$194,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.15
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Baseboard
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 13, 2022	Resale	Deed	\$399,900	\$268	\$320K
Jan 27, 2022	Resale	Executors Deed	\$206,000	\$138	
Jan 28, 2002	Recorded document	Grant Deed			
Aug 13, 2001	Resale	Grant Deed	\$137,000	\$92	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Regional Middle School	Middle	7–8	5.9 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.

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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