

Single Family Residence **RESIDENTIAL**

44 RIVER DR

TOMS RIVER, NJ 08753

\$339,254 TopHap Estimate · \$386 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1
BATHS

880 ft²
LIVING AREA

3,999 ft²
LOT SIZE

1950
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$339K

\$320K low

\$359K high

Last Sale

\$91,000 · Apr 17, 2000

Est. Owner Equity

\$144,254

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$4,324 (2025)
Assessed Value	\$221,300
Previous Assessed	\$221,300
Assessor Market Value	\$221,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	OCEAN
Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Baseboard
Fireplace	Yes
Pool	No

Deck

CLIMATE RISK

1
FLOOD

21
WILDFIRE

62
HEAT

80
STORM

31
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 17, 2000	Resale	Grant Deed	\$91,000	\$103	\$90K
Oct 5, 1999	Resale	Grant Deed	\$25,142	\$29	\$79K

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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