

Single Family Residence **RESIDENTIAL**

198 RIVIERA DR

TOMS RIVER, NJ 08753

\$550,498 TopHap Estimate · \$300 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,835 ft²

LIVING AREA

0.17 ac

LOT SIZE

1983

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$550K

\$492K low

\$609K high

Last Sale

\$445,000 · Jul 10, 2023

Est. Owner Equity

\$550,498

TAX & ASSESSMENT

Property Tax	\$6,199 (2025)
Assessed Value	\$317,100
Previous Assessed	\$317,100
Assessor Market Value	\$317,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

95 FLOOD	3 WILDFIRE	62 HEAT	80 STORM	31 DROUGHT
-------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 1, 2023	Resale	Deed	\$445,000	\$243	
Sep 6, 2000	Resale	Grant Deed	\$147,000	\$80	\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Silver Bay Elementary School	Elementary	PK–5	0.5 mi
Toms River Intermediate School East	Middle	6–8	1.9 mi
Toms River High School East	High	9–12	2.7 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------