

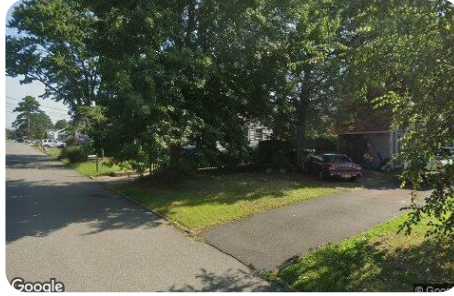
Single Family Residence

**RESIDENTIAL**

## 26 RIVER DR

TOMS RIVER, NJ 08753

**\$411,549** TopHap Estimate · \$313 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,313 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1948**

YEAR BUILT

**1**

STORIES

### VALUATION

**\$412K**

\$392K low

\$431K high

Last Sale

**\$157,000 · Jun 4, 2014**

Est. Owner Equity

**\$311,549**

Loan-to-Value

**21%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,950 (2025) |
| Assessed Value        | \$304,500      |
| Previous Assessed     | \$304,500      |
| Assessor Market Value | \$304,500      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Cape Cod                         |
| County        | OCEAN                            |
| Lot (acres)   | 0.17                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asbestos                         |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Garage        | Garage, Detached                 |
| Pool          | No                               |

Deck

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>75</b><br>FLOOD | <b>21</b><br>WILDFIRE | <b>62</b><br>HEAT | <b>80</b><br>STORM | <b>31</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|---------------|-----------|--------|--------|
| May 27, 2014 | Resale           | Grant Deed    | \$157,000 | \$120  | \$126K |
| Jan 7, 2014  | Foreclosure sale | Trustees Deed | \$180,194 | \$137  |        |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Washington Street Elementary School  | Elementary | KG–5   | 1.0 mi   |
| Toms River High School South         | High       | 9–12   | 2.2 mi   |
| Toms River Intermediate School South | Middle     | 6–8    | 3.5 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>74</b><br>CRIME INDEX | <b>112</b><br>AIR POLLUTION | <b>66,911</b><br>POPULATION | <b>\$102K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|