

Single Family Residence

RESIDENTIAL

81 RIVER DR

TOMS RIVER, NJ 08753

\$334,900 TopHap Estimate · \$415 / ft² · confidence 84 · as of Jul 14, 2026



2

BEDS

1

BATHS

807 ft²

LIVING AREA

3,402 ft²

LOT SIZE

1940

YEAR BUILT

1

STORIES

VALUATION

\$335K

\$283K low

\$387K high

Last Sale

\$255,000 · Mar 16, 2022

Est. Owner Equity

\$334,900

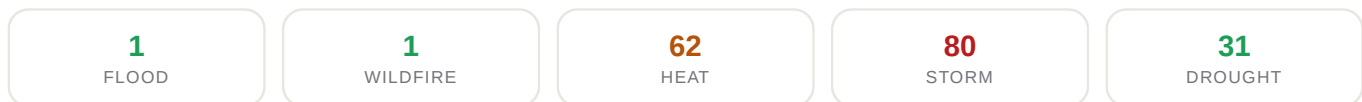
TAX & ASSESSMENT

Property Tax	\$4,799 (2025)
Assessed Value	\$245,600
Previous Assessed	\$245,600
Assessor Market Value	\$245,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.08
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 9, 2022	Resale	Bargain And Sale Deed	\$255,000	\$316	\$250K
Jul 12, 2021	Resale	Deed	\$115,000	\$143	\$170K
Aug 17, 2000	Resale	Grant Deed	\$85,000	\$105	\$68K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Washington Street Elementary School	Elementary	KG–5	0.9 mi
Toms River High School South	High	9–12	2.1 mi
Toms River Intermediate School South	Middle	6–8	3.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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