

Single Family Residence **RESIDENTIAL**

49 RIVER DR

TOMS RIVER, NJ 08753

\$308,482 TopHap Estimate · \$365 / ft² · confidence 89 · as of Jul 14, 2026



2

BEDS

1

BATHS

846 ft²

LIVING AREA

3,402 ft²

LOT SIZE

1946

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$308K

\$275K low

\$342K high

Last Sale

\$65,000 · Nov 6, 2019

Est. Owner Equity

\$308,482

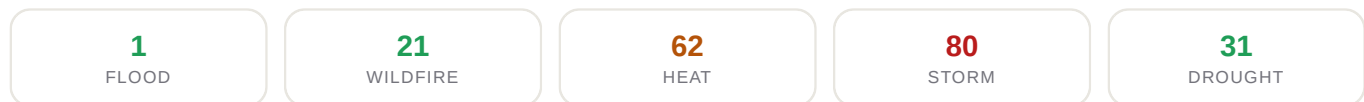
TAX & ASSESSMENT

Property Tax	\$4,422 (2025)
Assessed Value	\$226,300
Previous Assessed	\$226,300
Assessor Market Value	\$226,300

PROPERTY FACTS

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

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 31, 2019	Resale	Grant Deed	\$65,000	\$77	

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	3.6 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	Absentee owner
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