

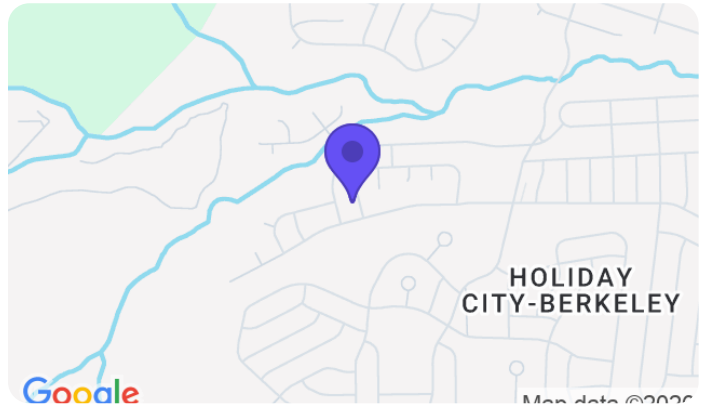
Single Family Residence

**RESIDENTIAL**

# 70 WINTERTON DR

TOMS RIVER, NJ 08757

**\$329,887** TopHap Estimate · \$220 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**1,502 ft<sup>2</sup>**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**1996**  
YEAR BUILT

**1**  
STORIES

**1**  
PARKING

## VALUATION

**\$330K**

\$315K low

\$344K high

Last Sale

**\$325,000 · Mar 25, 2026**

Est. Owner Equity

**\$154,887**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,846 (2025) |
| Assessed Value        | \$148,500      |
| Previous Assessed     | \$148,500      |
| Assessor Market Value | \$148,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | OCEAN                   |
| Lot (acres)   | 0.12                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asbestos                |
| Heating       | Baseboard               |
| Pool          | No                      |

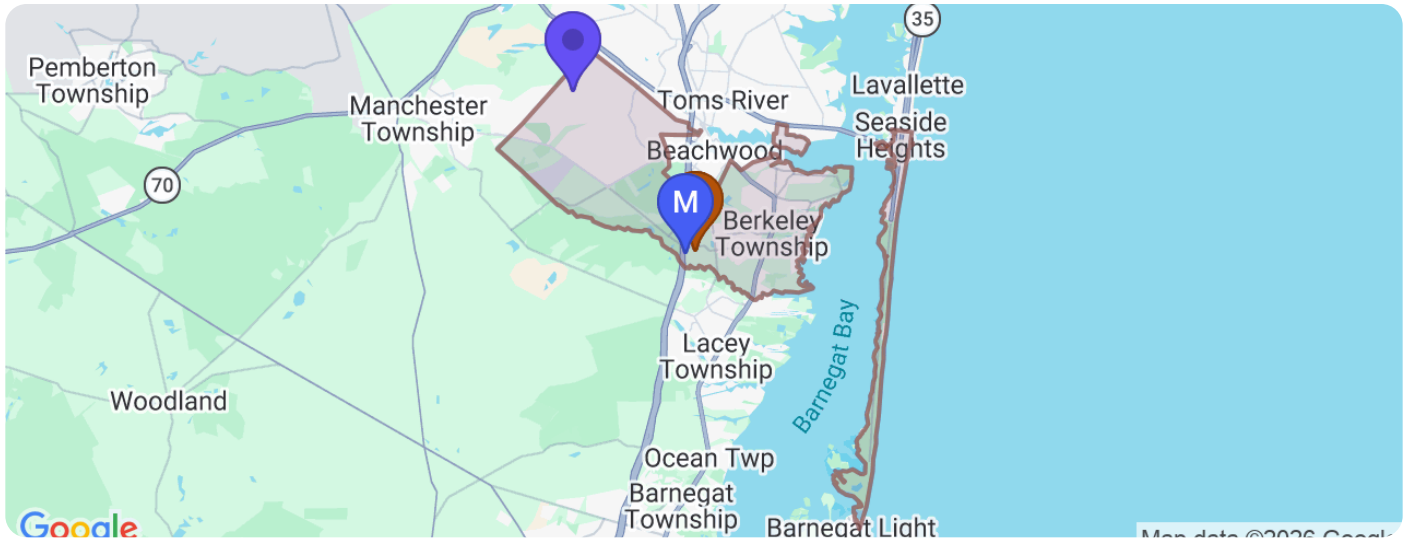
## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|-----------------------|-----------|--------------------|--------|
| Mar 5, 2026  | Resale    | Deed                  | \$325,000 | \$216              | \$175K |
| Jan 12, 2024 | Financing | Bargain And Sale Deed |           |                    |        |
| Nov 21, 2001 | Resale    | Grant Deed            | \$163,000 | \$109              |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL  | GRADES | DISTANCE |
|--------------------------------|--------|--------|----------|
| Central Regional Middle School | Middle | 7–8    | 6.6 mi   |
| Central Regional High School   | High   | 9–12   | 6.7 mi   |

District: Central 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 08757

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>106</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>33,060</b><br>POPULATION | <b>\$59K</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> |
|-----------|-----------------------|