

Single Family Residence **RESIDENTIAL**

9 BOCA RATON ST

TOMS RIVER, NJ 08757

\$359,214 TopHap Estimate · \$284 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,264 ft²
LIVING AREA

0.18 ac
LOT SIZE

1979
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$359K

\$338K low

\$381K high

Last Sale

\$234,500 · Jan 8, 2018

Est. Owner Equity

\$129,714

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$4,097 (2025)
Assessed Value	\$158,200
Previous Assessed	\$158,200
Assessor Market Value	\$158,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Baseboard
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 11, 2026	Financing	Mortgage			\$55K
Dec 20, 2017	Resale	Deed	\$234,500	\$186	\$230K
Feb 10, 2017	Resale	Grant Deed	\$125,501	\$99	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Central Regional Middle School	Middle	7–8	6.5 mi
Central Regional High School	High	9–12	6.6 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

106 CRIME INDEX	105 AIR POLLUTION	33,060 POPULATION	\$59K 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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