

Single Family Residence

**RESIDENTIAL**

## 22 RIVER DR

TOMS RIVER, NJ 08753

**\$391,750** TopHap Estimate · \$381 / ft<sup>2</sup> · confidence 90 · as of Jun 23, 2026



**2**

BEDS

**2**

BATHS

**1,027 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1945**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$392K**

**\$353K low**

**\$431K high**

Last Sale

**\$259,900 · Aug 17, 2001**

Est. Owner Equity

**\$0**

Loan-to-Value

**161%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,243 (2025) |
| Assessed Value        | \$268,300      |
| Previous Assessed     | \$268,300      |
| Assessor Market Value | \$268,300      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Bungalow                         |
| County        | OCEAN                            |
| Lot (acres)   | 0.25                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asbestos                         |
| Heating       | Forced Air With Air Conditioning |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 84<br>FLOOD | 21<br>WILDFIRE | 62<br>HEAT | 80<br>STORM | 31<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| May 31, 2005 | Quitclaim | Quit Claim Transfer |           |                    | \$319K |
| Aug 17, 2001 | Resale    | Grant Deed          | \$259,900 | \$253              | \$208K |
| Aug 21, 1989 | Resale    | Grant Deed          | \$180,000 | \$175              |        |

## 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|