

Single Family Residence

RESIDENTIAL

91 RIVER DR

TOMS RIVER, NJ 08753

\$408,750 TopHap Estimate · \$368 / ft² · confidence 88 · as of Jun 23, 2026



3

BEDS

1

BATHS

1,111 ft²

LIVING AREA

0.12 ac

LOT SIZE

1939

YEAR BUILT

1

STORIES

VALUATION

\$409K

\$360K low

\$458K high

Last Sale

\$290,000 · Feb 10, 2023

Est. Owner Equity

\$408,750

TAX & ASSESSMENT

Property Tax	\$4,482 (2025)
Assessed Value	\$229,400
Previous Assessed	\$229,400
Assessor Market Value	\$229,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.12
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1 FLOOD	1 WILDFIRE	62 HEAT	80 STORM	31 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 3, 2023	Resale	Deed	\$290,000	\$261	\$276K
Dec 26, 2017	Non-arms-length	Trustees Deed	\$2,000	\$2	
Apr 5, 2000	Resale	Grant Deed	\$75,000	\$68	\$74K

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	Absentee owner
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