

Single Family Residence **RESIDENTIAL**

304 RIVERCREST DR

TOMS RIVER, NJ 08753

\$449,795 TopHap Estimate · \$354 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,272 ft²

LIVING AREA

0.37 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

VALUATION

\$450K

\$423K low

\$477K high

Last Sale

\$184,900 · Nov 12, 2013

Est. Owner Equity

\$302,795

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$6,626 (2025)
Assessed Value	\$338,900
Previous Assessed	\$338,900
Assessor Market Value	\$338,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.37
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

1
FLOOD

30
WILDFIRE

31
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 31, 2013	Resale	Deed	\$184,900	\$145	\$147K
May 31, 2000	Resale	Grant Deed	\$113,000	\$89	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Toms River High School North	High	9–12	0.7 mi
Walnut Street Elementary School	Elementary	KG–5	0.9 mi
Toms River Intermediate School North	Middle	6–8	1.0 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	Owner occupied
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