

Single Family Residence **RESIDENTIAL**

306 RICHARD RD

FORKED RIVER, NJ 08731

\$750,000 TopHap Estimate · \$402 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,867 ft²

LIVING AREA

0.13 ac

LOT SIZE

1966

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$750K

\$697K low

\$803K high

Last Sale

\$120,000 · Mar 28, 2000

Est. Owner Equity

\$676,297

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$8,829 (2025)
Assessed Value	\$322,800
Previous Assessed	\$322,800
Assessor Market Value	\$322,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	OCEAN
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Garage	Garage, Attached
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 16, 1999	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forked River Elementary School	Elementary	KG–4	1.2 mi
Lacey Township Middle School	Middle	7–8	2.2 mi
Lacey Township High School	High	9–12	2.4 mi

District: Lacey Township 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 08731

77 CRIME INDEX	116 AIR POLLUTION	21,752 POPULATION	\$97K 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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