

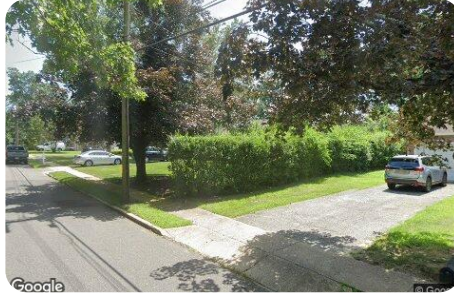
Single Family Residence

RESIDENTIAL

473 RIVER TER

TOMS RIVER, NJ 08755

\$473,565 TopHap Estimate · \$373 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,271 ft²

LIVING AREA

0.31 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$474K

\$441K low

\$506K high

Last Sale

\$247,000 · Aug 7, 2014

Est. Owner Equity

\$218,275

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$6,593 (2025)
Assessed Value	\$337,400
Previous Assessed	\$337,400
Assessor Market Value	\$337,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.31
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Baseboard
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 22, 2019	Resale	Grant Deed	\$260,000	\$205	\$255K
Aug 4, 2014	Resale	Deed	\$247,000	\$194	\$222K
Oct 6, 2003	Non-arms-length	Grant Deed	\$10,000	\$8	\$138K
Mar 3, 1999	Resale	Grant Deed	\$125,000	\$98	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
West Dover Elementary School	Elementary	KG–5	1.0 mi
Toms River High School South	High	9–12	1.5 mi
Toms River Intermediate School South	Middle	6–8	3.1 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 08755

61 CRIME INDEX	110 AIR POLLUTION	30,205 POPULATION	\$83K MEDIAN IN-COME	53°F AVG TEMP	56% SUNSHINE
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------