

Single Family Residence

RESIDENTIAL

85 RIVER DR

TOMS RIVER, NJ 08753

\$289,892 TopHap Estimate · \$321 / ft² · confidence 84 · as of Jul 14, 2026



2

BEDS

1

BATHS

903 ft²

LIVING AREA

3,402 ft²

LOT SIZE

1940

YEAR BUILT

1

STORIES

VALUATION

\$290K

\$243K low

\$337K high

Last Sale

\$235,100 · May 22, 2024

Est. Owner Equity

\$289,892

TAX & ASSESSMENT

Property Tax	\$4,387 (2025)
Assessed Value	\$224,500
Previous Assessed	\$224,500
Assessor Market Value	\$224,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.08
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

Deck

CLIMATE RISK

1 FLOOD	1 WILDFIRE	62 HEAT	80 STORM	31 DROUGHT
------------	---------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 2, 2024	Resale	Deed	\$235,100	\$260	\$176K
Sep 9, 2013	Resale	Grant Deed	\$70,000	\$78	
Sep 9, 2013	Resale	Grant Deed	\$75,000	\$83	
Jul 10, 2008	Recorded document	Grant Deed			

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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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