

Single Family Residence **RESIDENTIAL**

305 RICHARD RD

FORKED RIVER, NJ 08731

\$436,500 TopHap Estimate · \$334 / ft² · confidence 89 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,308 ft²

LIVING AREA

0.14 ac

LOT SIZE

1970

YEAR BUILT

1

STORIES

VALUATION

\$437K

\$388K low

\$485K high

Last Sale

\$357,000 · Jul 20, 2020

Est. Owner Equity

\$99,800

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$7,190 (2025)
Assessed Value	\$262,900
Previous Assessed	\$262,900
Assessor Market Value	\$262,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.14
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 30, 2021	Financing	Intrafamily Transfer			\$337K
Jul 16, 2020	Resale	Deed	\$357,000	\$273	\$335K
Nov 8, 2005	Resale	Deed	\$472,500	\$361	\$425K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forked River Elementary School	Elementary	KG–4	1.2 mi
Lacey Township Middle School	Middle	7–8	2.3 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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