

Single Family Residence

RESIDENTIAL

45 RIVER DR

TOMS RIVER, NJ 08753

\$347,766 TopHap Estimate · \$288 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,206 ft²

LIVING AREA

2,962 ft²

LOT SIZE

1946

YEAR BUILT

1

STORIES

VALUATION

\$348K

\$329K low

\$367K high

Last Sale

\$215,000 · Mar 14, 2006

Est. Owner Equity

\$82,766

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$4,574 (2025)
Assessed Value	\$234,100
Previous Assessed	\$234,100
Assessor Market Value	\$234,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	OCEAN
Lot (acres)	0.07
Construction	Frame (Unspecified)
Roof	Asbestos
Heating	Forced Air With Air Conditioning
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 10, 2006	Resale	Bargain And Sale Deed	\$215,000	\$178	\$193K
Aug 23, 2005	Resale	Grant Deed	\$195,000	\$162	\$176K
Nov 6, 2002	Resale	Grant Deed	\$130,000	\$108	\$120K

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	3.6 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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