

Single Family Residence **RESIDENTIAL**

# 13 ROSALIE AVE

RUMSON, NJ 07760

**\$2,977,216** TopHap Estimate · confidence 85 · as of Jul 14, 2026



**0.11 ac**  
LOT SIZE

**2024**  
YEAR BUILT

## VALUATION

**\$3M**

\$2.5M low

\$3.4M high

Last Sale

**\$2,100,000 · Apr 11, 2025**

Est. Owner Equity

**\$2,977,216**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,807 (2025) |
| Assessed Value        | \$2,181,900    |
| Previous Assessed     | \$744,200      |
| Assessor Market Value | \$2,181,900    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | MONMOUTH                |
| Lot (acres)   | 0.12                    |
| Pool          | No                      |

## CLIMATE RISK

|              |                |               |
|--------------|----------------|---------------|
| 100<br>FLOOD | 24<br>WILDFIRE | 47<br>DROUGHT |
|--------------|----------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE            | DEED | PRICE       | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------------|------|-------------|--------------------|--------|
| Apr 2, 2025 | Non-arms-length | Deed | \$2,100,000 |                    | \$1.6M |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Forrestdale School                     | Middle     | 4–8    | 0.4 mi   |
| Rumson-Fair Haven Regional High School | High       | 9–12   | 0.5 mi   |
| Deane-Porter School                    | Elementary | PK–3   | 0.5 mi   |

District: Rumson Borough 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 07760

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>9,274</b><br>POPULATION | <b>\$220K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|