

Single Family Residence **RESIDENTIAL**

## 32 E RIVER RD

RUMSON, NJ 07760

**\$7,360,178** TopHap Estimate · \$1,014 / ft² · confidence 97 · as of Jul 14, 2026



**5**  
BEDS

**5.5**  
BATHS

**7,258 ft²**  
LIVING AREA

**1.54 ac**  
LOT SIZE

**1987**  
YEAR BUILT

**2**  
STORIES

**11**  
ROOMS

**4**  
PARKING

### VALUATION

**\$7.4M**

\$7.1M low

\$7.6M high

Last Sale

**\$4,450,000 · Jan 26, 2007**

Est. Owner Equity

**\$4,331,178**

Loan-to-Value

**39%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$61,927 (2025) |
| Assessed Value        | \$6,737,000     |
| Previous Assessed     | \$5,903,400     |
| Assessor Market Value | \$6,737,000     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | MONMOUTH                |
| Construction  | Brick                   |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Built-in        |
| Pool          | Yes                     |

Sauna   Shed · 80 ft²   Patio · 3,539 ft²   Boat access

## CLIMATE RISK

**100**  
FLOOD

**22**  
WILDFIRE

**47**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE       | \$/FT² | LOAN   |
|--------------|--------|------------|-------------|--------|--------|
| Jan 12, 2007 | Resale | Grant Deed | \$4,450,000 | \$613  | \$3.4M |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Forrestdale School                     | Middle     | 4–8    | 0.5 mi   |
| Deane-Porter School                    | Elementary | PK–3   | 0.5 mi   |
| Rumson-Fair Haven Regional High School | High       | 9–12   | 0.6 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> |
|-----------|-----------------------|