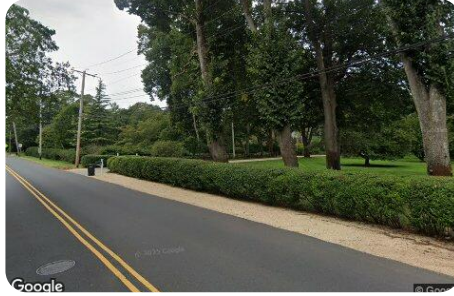


Single Family Residence **RESIDENTIAL**

104 W RIVER RD

RUMSON, NJ 07760

\$7,896,881 TopHap Estimate · \$1,271 / ft² · confidence 86 · as of Jul 14, 2026



6

BEDS

4

BATHS

6,213 ft²

LIVING AREA

4.35 ac

LOT SIZE

1922

YEAR BUILT

2

STORIES

11

ROOMS

5

PARKING

VALUATION

\$7.9M

\$6.8M low

\$9M high

Est. Owner Equity

\$7,896,881

TAX & ASSESSMENT

Property Tax	\$74,042 (2025)
Assessed Value	\$7,859,000
Previous Assessed	\$7,058,300
Assessor Market Value	\$7,859,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Construction	Frame (Unspecified)
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Pool	Yes

Patio · 360 ft²

CLIMATE RISK

100
FLOOD

24
WILDFIRE

47
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deane-Porter School	Elementary	PK–3	1.2 mi
Forrestdale School	Middle	4–8	1.3 mi
Rumson-Fair Haven Regional High School	High	9–12	1.3 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

59 CRIME INDEX	114 AIR POLLUTION	9,274 POPULATION	\$220K 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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