

Single Family Residence **RESIDENTIAL**

65 W RIVER RD

RUMSON, NJ 07760

\$1,958,547 TopHap Estimate · \$842 / ft² · confidence 80 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

2,325 ft²

LIVING AREA

1.21 ac

LOT SIZE

1937

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$2M

\$1.6M low

\$2.3M high

Est. Owner Equity

\$1,837,347

Loan-to-Value

6%

TAX & ASSESSMENT

Property Tax	\$15,145 (2025)
Assessed Value	\$1,565,300
Previous Assessed	\$1,443,800
Assessor Market Value	\$1,565,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Shed · 126 ft²

Patio · 531 ft²

CLIMATE RISK

1
FLOOD

24
WILDFIRE

47
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deane-Porter School	Elementary	PK–3	0.6 mi
Forrestdale School	Middle	4–8	0.7 mi
Rumson-Fair Haven Regional High School	High	9–12	0.8 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
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------