

Single Family Residence **RESIDENTIAL**

49 RUMSON RD

RUMSON, NJ 07760

\$2,142,112 TopHap Estimate · \$677 / ft² · confidence 78 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,163 ft²

LIVING AREA

1.44 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

9

ROOMS

4

PARKING

VALUATION

\$2.1M

\$1.7M low

\$2.6M high

Last Sale

\$220,000 · Sep 11, 2009

Est. Owner Equity

\$1,948,112

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$18,343 (2025)
Assessed Value	\$1,975,500
Previous Assessed	\$1,748,600
Assessor Market Value	\$1,975,500

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

Patio · 494 ft²

CLIMATE RISK

100 FLOOD	23 WILDFIRE	47 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2021	Quitclaim	Quit Claim Transfer			
Aug 18, 2009	Resale	Grant Deed	\$220,000	\$70	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	1.1 mi
Forrestdale School	Middle	4–8	1.2 mi
Deane-Porter School	Elementary	PK–3	1.2 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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