

Single Family Residence **RESIDENTIAL**

# 10 ROBIN RD

RUMSON, NJ 07760

**\$1,970,876** TopHap Estimate · \$693 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**  
BEDS

**1.5**  
BATHS

**2,846 ft<sup>2</sup>**  
LIVING AREA

**0.26 ac**  
LOT SIZE

**1949**  
YEAR BUILT

**1**  
STORIES

**9**  
ROOMS

**1**  
PARKING

## VALUATION

**\$2M**

\$1.9M low

\$2.1M high

Est. Owner Equity

**\$764,376**

Loan-to-Value

**55%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$19,032 (2025) |
| Assessed Value        | \$2,065,800     |
| Previous Assessed     | \$1,814,300     |
| Assessor Market Value | \$2,065,800     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | MONMOUTH                |
| Lot (acres)   | 0.26                    |
| Construction  | Frame (Unspecified)     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Shed · 64 ft²

Patio · 756 ft²

## CLIMATE RISK

1  
FLOOD

24  
WILDFIRE

47  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| May 23, 2024 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Rumson-Fair Haven Regional High School | High       | 9–12   | 0.4 mi   |
| Forrestdale School                     | Middle     | 4–8    | 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> |
|-----------|-----------------------|