

Single Family Residence **RESIDENTIAL**

32 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$2,145,245 TopHap Estimate · \$790 / ft² · confidence 89 · as of Jul 14, 2026



4
BEDS

1.5
BATHS

2,716 ft²
LIVING AREA

0.2 ac
LOT SIZE

2019
YEAR BUILT

2
STORIES

8
ROOMS

1
PARKING

VALUATION

\$2.1M

\$1.9M low

\$2.4M high

Last Sale

\$1,375,000 · Nov 28, 2022

Est. Owner Equity

\$770,245

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$18,643 (2025)
Assessed Value	\$1,989,800
Previous Assessed	\$1,777,200
Assessor Market Value	\$1,989,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.20
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Detached
Pool	No

Deck · 198 ft²

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
Nov 14, 2022	Resale	Bargain And Sale Deed	\$1,375,000	\$506	\$1.4M
Dec 15, 2014	Resale	Grant Deed	\$425,000	\$156	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.3 mi
Deane-Porter School	Elementary	PK–3	0.4 mi
Rumson-Fair Haven Regional High School	High	9–12	0.4 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
-----------	-----------------------