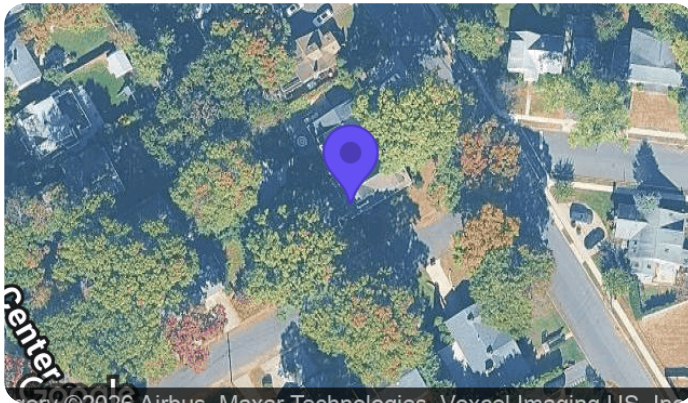


Single Family Residence **RESIDENTIAL**

48 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,694,500 TopHap Estimate · \$678 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,498 ft²
LIVING AREA

0.17 ac
LOT SIZE

2009
YEAR BUILT

2
STORIES

7
ROOMS

1
PARKING

VALUATION

\$1.7M

\$1.5M low

\$1.8M high

Est. Owner Equity

\$1,254,500

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$14,293 (2025)
Assessed Value	\$1,505,700
Previous Assessed	\$1,362,500
Assessor Market Value	\$1,505,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	MONMOUTH
Lot (acres)	0.17
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Detached
Pool	Spa/Hot Tub (Only)

CLIMATE RISK

99
FLOOD

24
WILDFIRE

47
DROUGHT

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

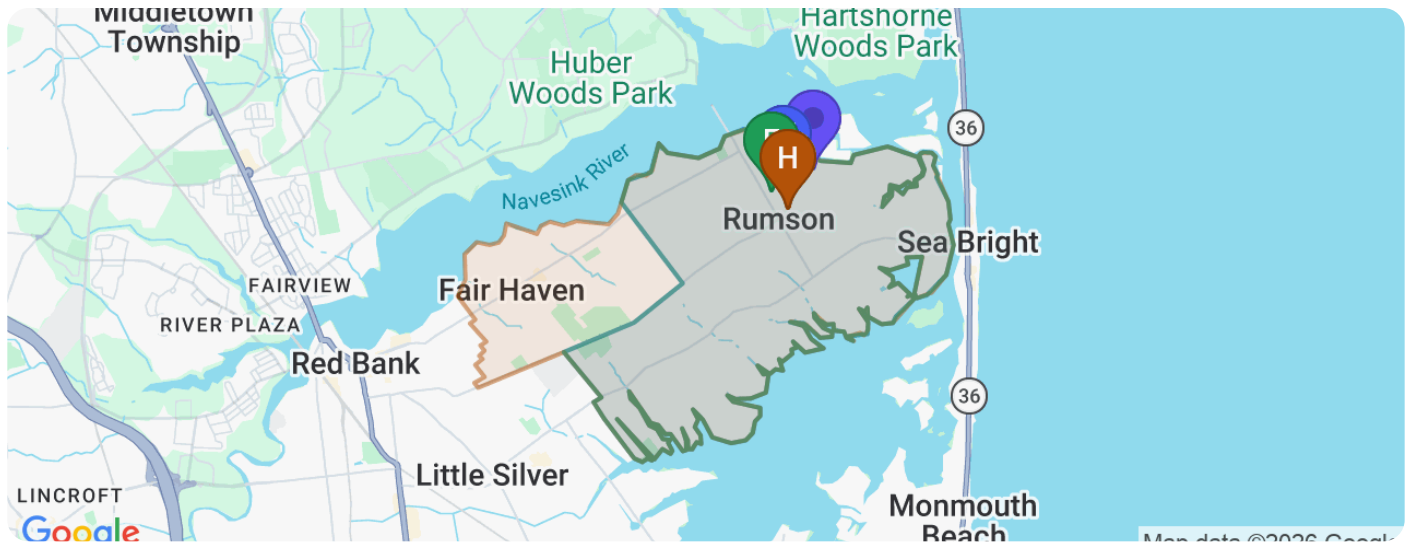
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 7, 2017	Quitclaim	Quit Claim Transfer			
Jul 21, 2017	Resale	Grant Deed	\$550,000	\$220	\$440K
Jul 27, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.3 mi
Rumson-Fair Haven Regional High School	High	9–12	0.4 mi
Deane-Porter School	Elementary	PK–3	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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