

Single Family Residence **RESIDENTIAL**

2 RUTLAND CT

WHITING, NJ 08759

\$270,099 TopHap Estimate · \$172 / ft² · confidence 94 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,568 ft²
LIVING AREA

0.23 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

VALUATION

\$270K

\$254K low

\$286K high

Last Sale

\$145,000 · Sep 25, 2014

Est. Owner Equity

\$270,099

TAX & ASSESSMENT

Property Tax	\$3,314 (2025)
Assessed Value	\$227,800
Previous Assessed	\$227,800
Assessor Market Value	\$227,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	OCEAN
Lot (acres)	0.23
Roof	Asbestos
Heating	Baseboard
Garage	Garage, Attached
Pool	No

CLIMATE RISK

35 FLOOD	31 WILDFIRE	65 HEAT	80 STORM	31 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
Sep 9, 2014	Resale	Grant Deed	\$145,000	\$92	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Whiting Elementary School	Elementary	PK–5	2.7 mi
Manchester Township High School	High	9–12	3.5 mi
Manchester Township Middle School	Middle	6–8	5.5 mi

District: Manchester Township 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 08759

116 CRIME INDEX	108 AIR POLLUTION	38,731 POPULATION	\$57K 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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