

Single Family Residence **RESIDENTIAL**

9 AVENUE OF TWO RIVERS S

RUMSON, NJ 07760

\$5,377,046 TopHap Estimate · \$1,019 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

2.5
BATHS

5,276 ft²
LIVING AREA

2.42 ac
LOT SIZE

2017
YEAR BUILT

1
STORIES

10
ROOMS

3
PARKING

VALUATION

\$5.4M

\$5M low

\$5.8M high

Last Sale

\$3,285,000 · May 6, 2021

Est. Owner Equity

\$2,913,296

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$42,415 (2025)
Assessed Value	\$4,617,800
Previous Assessed	\$4,043,400
Assessor Market Value	\$4,617,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Construction	Frame (Unspecified)
Roof	Slate
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	Yes

Patio · 400 ft²

CLIMATE RISK

100
FLOOD

25
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
Mar 30, 2021	Resale	Deed	\$3,285,000	\$623	\$2.5M
Dec 8, 2015	Resale	Grant Deed	\$1,325,000	\$251	\$861K
Jan 26, 2010	Resale	Grant Deed	\$1,200,000	\$227	

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	1.3 mi
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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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