

Single Family Residence **RESIDENTIAL**

80 RUMSON RD

RUMSON, NJ 07760

\$4,272,011 TopHap Estimate · \$694 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

6,156 ft²

LIVING AREA

1.43 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

11

ROOMS

4

PARKING

VALUATION

\$4.3M

\$4M low

\$4.5M high

Last Sale

\$2,995,000 · Aug 31, 2021

Est. Owner Equity

\$3,272,011

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$38,519 (2025)
Assessed Value	\$4,150,400
Previous Assessed	\$3,672,000
Assessor Market Value	\$4,150,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Patio · 805 ft²

CLIMATE RISK

31
FLOOD

25
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 11, 2021	Resale	Deed	\$2,995,000	\$487	
Oct 28, 2017	Quitclaim	Quit Claim Transfer			
Mar 18, 2009	Quitclaim	Quit Claim Transfer			
Oct 22, 2007	Resale	Grant Deed	\$3,200,000	\$520	\$1.5M
Mar 26, 2004	Financing	Mortgage			\$1.8M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.6 mi
Forrestdale School	Middle	4–8	0.8 mi
Deane-Porter School	Elementary	PK–3	0.8 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	Owner occupied
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