

Single Family Residence **RESIDENTIAL**

46 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,404,223 TopHap Estimate · \$731 / ft² · confidence 92 · as of Jul 14, 2026



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3

BEDS

2

BATHS

1,920 ft²

LIVING AREA

0.17 ac

LOT SIZE

1928

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.4M

\$1.3M low

\$1.5M high

Last Sale

\$575,000 · May 11, 2010

Est. Owner Equity

\$994,223

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$11,942 (2025)
Assessed Value	\$1,257,700
Previous Assessed	\$1,138,400
Assessor Market Value	\$1,257,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.17
Construction	Frame (Unspecified)
Cooling	Yes
Fireplace	Yes
Pool	Yes

Deck · 388 ft²

Shed · 80 ft²

Patio · 140 ft²

CLIMATE RISK

100
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	\$/FT²	LOAN
Dec 30, 2021	Financing	Intrafamily Transfer			
Mar 12, 2010	Resale	Grant Deed	\$575,000	\$299	\$225K
Dec 11, 2007	Resale	Grant Deed	\$585,000	\$305	\$235K

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



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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