

Single Family Residence

RESIDENTIAL

13 AVENUE OF TWO RIVERS S

RUMSON, NJ 07760

\$1,979,781 TopHap Estimate · \$821 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

2,412 ft²

LIVING AREA

0.21 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$2M

\$1.9M low

\$2.1M high

Last Sale

\$1,476,500 · Nov 4, 2022

Est. Owner Equity

\$979,781

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$17,222 (2025)
Assessed Value	\$1,867,600
Previous Assessed	\$1,641,800
Assessor Market Value	\$1,867,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.21
Construction	Frame (Unspecified)
Cooling	Yes
Garage	Garage, Attached
Pool	No

Deck · 144 ft²

Boat access

CLIMATE RISK

100
FLOOD

18
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
Oct 28, 2022	Resale	Bargain And Sale Deed	\$1,476,500	\$612	\$1M
Oct 26, 2017	Quitclaim	Quit Claim Transfer			
Aug 12, 2015	Recorded document	Grant Deed			
Sep 9, 2010	Resale	Grant Deed	\$760,000	\$315	\$532K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.3 mi
Deane-Porter School	Elementary	PK–3	0.4 mi
Rumson-Fair Haven Regional High School	High	9–12	0.5 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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