

Single Family Residence **RESIDENTIAL**

81 W RIVER RD

RUMSON, NJ 07760

\$2,102,872 TopHap Estimate · \$799 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,632 ft²

LIVING AREA

1.5 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$2.1M

\$1.8M low

\$2.4M high

Est. Owner Equity

\$1,727,872

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$16,060 (2025)
Assessed Value	\$1,658,300
Previous Assessed	\$1,531,000
Assessor Market Value	\$1,658,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 50 ft²

Patio · 638 ft²

CLIMATE RISK

1 FLOOD	25 WILDFIRE	47 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deane-Porter School	Elementary	PK–3	0.9 mi
Forrestdale School	Middle	4–8	1.0 mi
Rumson-Fair Haven Regional High School	High	9–12	1.0 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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