

Single Family Residence **RESIDENTIAL**

65 E RIVER RD

RUMSON, NJ 07760

\$1,325,000 TopHap Estimate · \$849 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

2.5
BATHS

1,560 ft²
LIVING AREA

0.1 ac
LOT SIZE

1986
YEAR BUILT

2
STORIES

5
ROOMS

1
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.5M high

Last Sale

\$407,500 · Nov 5, 2015

Est. Owner Equity

\$875,000

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$8,249 (2025)
Assessed Value	\$874,900
Previous Assessed	\$786,400
Assessor Market Value	\$874,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.10
Construction	Frame (Unspecified)
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 24 ft²

CLIMATE RISK

98
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
Oct 1, 2018	Quitclaim	Quit Claim Transfer			
Oct 15, 2015	Resale	Grant Deed	\$407,500	\$261	\$450K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.2 mi
Deane-Porter School	Elementary	PK–3	0.3 mi
Rumson-Fair Haven Regional High School	High	9–12	0.4 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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