

Single Family Residence **RESIDENTIAL**

43 E RIVER RD

RUMSON, NJ 07760

\$1,573,596 TopHap Estimate · \$729 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,159 ft²

LIVING AREA

0.22 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.6M

\$1.4M low

\$1.7M high

Last Sale

\$1,200,000 · Oct 6, 2023

Est. Owner Equity

\$973,596

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$11,853 (2025)
Assessed Value	\$1,269,200
Previous Assessed	\$1,129,900
Assessor Market Value	\$1,269,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.22
Construction	Frame (Unspecified)
Heating	Hot Water
Cooling	Yes
Garage	Garage, Detached
Pool	Spa/Hot Tub (Only)

Patio · 496 ft²

CLIMATE RISK

100

FLOOD

22

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
Sep 27, 2023	Resale	Deed	\$1,200,000	\$556	\$600K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.3 mi
Deane-Porter School	Elementary	PK–3	0.3 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	Owner occupied
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