

Single Family Residence **RESIDENTIAL**

89 RUMSON RD

RUMSON, NJ 07760

\$2,518,150 TopHap Estimate · \$835 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,015 ft²

LIVING AREA

1.5 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$2.5M

\$2.4M low

\$2.6M high

Last Sale

\$1,045,000 · Oct 23, 2014

Est. Owner Equity

\$1,776,150

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$19,533 (2025)
Assessed Value	\$2,021,000
Previous Assessed	\$1,862,100
Assessor Market Value	\$2,021,000

PROPERTY FACTS

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

Deck · 312 ft²

Shed · 80 ft²

Patio · 550 ft²

CLIMATE RISK

31 FLOOD	26 WILDFIRE	47 DROUGHT
-------------	----------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 14, 2014	Resale	Grant Deed	\$1,045,000	\$347	\$836K
Oct 10, 2014	Recorded document	Grant Deed			
Nov 30, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.6 mi
Forrestdale School	Middle	4–8	0.8 mi
Deane-Porter School	Elementary	PK–3	0.8 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
--------------------------------------	---	--	---	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

Occupancy	Owner occupied
-----------	----------------