

Single Family Residence **RESIDENTIAL**

80 W RIVER RD

RUMSON, NJ 07760

5

BEDS

7

BATHS

14,108 ft²

LIVING AREA

10.02 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

12

ROOMS

6

PARKING

VALUATION

Last Sale

\$12,000,000 · Jun 3, 2011

TAX & ASSESSMENT

Property Tax	\$184,375 (2025)
Assessed Value	\$19,971,000
Previous Assessed	\$17,576,300
Assessor Market Value	\$19,971,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Baseboard

Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	Yes

Deck · 306 ft² Shed · 336 ft² Patio · 2,000 ft² Boat access

CLIMATE RISK

100
FLOOD

25
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
May 20, 2026	Financing	Deed			
Jan 28, 2026	Financing	Intrafamily Transfer			
Jun 1, 2011	Resale	Grant Deed	\$12,000,000	\$851	\$7.2M

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	1.1 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	Absentee owner
-----------	-----------------------