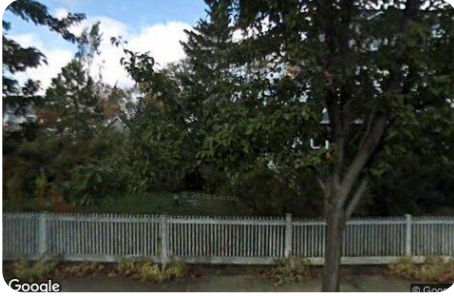


Single Family Residence **RESIDENTIAL**

56 W RIVER RD

RUMSON, NJ 07760

\$1,856,313 TopHap Estimate · \$517 / ft² · confidence 65 · as of Jul 14, 2026



7

BEDS

2.5

BATHS

3,591 ft²

LIVING AREA

0.26 ac

LOT SIZE

1904

YEAR BUILT

3

STORIES

12

ROOMS

2

PARKING

VALUATION

\$1.9M

\$1.2M low

\$2.5M high

Est. Owner Equity

\$1,856,313

TAX & ASSESSMENT

Property Tax	\$13,086 (2025)
Assessed Value	\$1,393,400
Previous Assessed	\$1,247,500
Assessor Market Value	\$1,393,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Slate
Heating	Hot Water
Garage	Garage, Attached
Pool	No

Deck · 350 ft²

CLIMATE RISK

98
FLOOD

24
WILDFIRE

47
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deane-Porter School	Elementary	PK–3	0.6 mi
Forrestdale School	Middle	4–8	0.6 mi
Rumson-Fair Haven Regional High School	High	9–12	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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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