

Single Family Residence **RESIDENTIAL**

21 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,988,328 TopHap Estimate · \$858 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

2,318 ft²

LIVING AREA

0.12 ac

LOT SIZE

1932

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$2M

\$1.8M low

\$2.1M high

Last Sale

\$880,000 · Feb 5, 2008

Est. Owner Equity

\$1,988,328

TAX & ASSESSMENT

Property Tax	\$15,878 (2025)
Assessed Value	\$1,722,500
Previous Assessed	\$1,513,600
Assessor Market Value	\$1,722,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Basement
Pool	No

Deck · 216 ft²

Patio · 696 ft²

Boat access

CLIMATE RISK

100
FLOOD

20
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
Dec 28, 2015	Recorded document	Grant Deed			
Jan 25, 2008	Resale	Grant Deed	\$880,000	\$380	\$600K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.3 mi
Deane-Porter School	Elementary	PK–3	0.4 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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