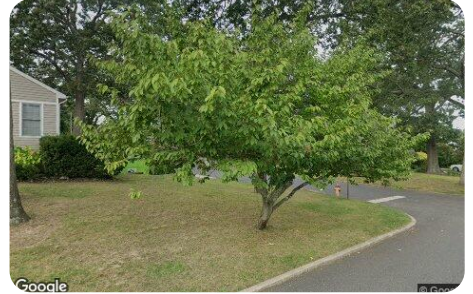


Single Family Residence **RESIDENTIAL**

52 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,287,375 TopHap Estimate · \$742 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,735 ft²

LIVING AREA

0.21 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$685,000 · Mar 19, 2015

Est. Owner Equity

\$737,375

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$10,754 (2025)
Assessed Value	\$1,116,100
Previous Assessed	\$1,025,200
Assessor Market Value	\$1,116,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.21
Construction	Frame (Unspecified)
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 450 ft²

Patio · 324 ft²

CLIMATE RISK

99
FLOOD

24
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 12, 2015	Resale	Grant Deed	\$685,000	\$395	\$548K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.3 mi
Rumson-Fair Haven Regional High School	High	9–12	0.4 mi
Deane-Porter School	Elementary	PK–3	0.4 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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