

Single Family Residence

RESIDENTIAL

74 E RIVER RD

RUMSON, NJ 07760

\$1,966,992 TopHap Estimate · \$1,217 / ft² · confidence 68 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,616 ft²

LIVING AREA

0.17 ac

LOT SIZE

1919

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$2M

\$1.3M low

\$2.6M high

Last Sale

\$500,000 · Jan 20, 2016

Est. Owner Equity

\$1,408,592

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$9,895 (2025)
Assessed Value	\$1,053,300
Previous Assessed	\$943,300
Assessor Market Value	\$1,053,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 240 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 4, 2016	Resale	Grant Deed	\$500,000	\$309	\$450K

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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