

Single Family Residence **RESIDENTIAL**

8 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$6,506,308 TopHap Estimate · \$1,069 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3.5
BATHS

6,085 ft²
LIVING AREA

1.86 ac
LOT SIZE

2014
YEAR BUILT

2
STORIES

10
ROOMS

3
PARKING

VALUATION

\$6.5M

\$6.1M low

\$6.9M high

Last Sale

\$4,999,999 · Aug 1, 2023

Est. Owner Equity

\$2,757,308

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$51,416 (2025)
Assessed Value	\$5,703,600
Previous Assessed	\$4,901,400
Assessor Market Value	\$5,703,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Yes

Deck · 1,768 ft²

CLIMATE RISK

100
FLOOD

26
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
Jun 13, 2023	Resale	Deed	\$4,999,999	\$822	\$3.7M
Mar 20, 2002	Resale	Grant Deed	\$1,250,000	\$205	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	1.1 mi
Forrestdale School	Middle	4–8	1.2 mi
Deane-Porter School	Elementary	PK–3	1.3 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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