

Single Family Residence **RESIDENTIAL**

94 W RIVER RD

RUMSON, NJ 07760

\$7,366,560 TopHap Estimate · \$1,250 / ft² · confidence 95 · as of Jul 14, 2026

5

BEDS

5

BATHS

5,895 ft²

LIVING AREA

2.57 ac

LOT SIZE

1910

YEAR BUILT

2

STORIES

11

ROOMS

7

PARKING

VALUATION

\$7.4M

\$7M low

\$7.7M high

Last Sale

\$4,035,000 · Aug 19, 2019

Est. Owner Equity

\$7,366,560

TAX & ASSESSMENT

Property Tax	\$71,513 (2025)
Assessed Value	\$7,663,000
Previous Assessed	\$6,817,300
Assessor Market Value	\$7,663,000

PROPERTY FACTS

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

Deck · 595 ft²

Patio · 896 ft²

Boat access

CLIMATE RISK

100
FLOOD

24
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
Jul 25, 2019	Resale	Grant Deed	\$4,035,000	\$684	

ASSIGNED SCHOOLS

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