

Single Family Residence

RESIDENTIAL

82 W RIVER RD

RUMSON, NJ 07760



6

BEDS

8

BATHS

9,998 ft²

LIVING AREA

6.33 ac

LOT SIZE

1904

YEAR BUILT

2

STORIES

17

ROOMS

4

PARKING

VALUATION

Last Sale

\$7,650,000 · Sep 9, 2021

TAX & ASSESSMENT

Property Tax	\$102,805 (2025)
Assessed Value	\$10,995,800
Previous Assessed	\$9,800,300
Assessor Market Value	\$10,995,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Baseboard
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	Yes

Deck · 176 ft²

Patio · 488 ft²

Boat access

CLIMATE RISK

100
FLOOD

25
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
Aug 20, 2021	Resale	Deed	\$7,650,000	\$765	\$5M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deane-Porter School	Elementary	PK–3	0.9 mi
Forrestdale School	Middle	4–8	1.0 mi
Rumson-Fair Haven Regional High School	High	9–12	1.1 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
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------