

Single Family Residence **RESIDENTIAL**

63 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,194,957 TopHap Estimate · \$605 / ft² · confidence 66 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,976 ft²
LIVING AREA

0.3 ac
LOT SIZE

1957
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$1.2M

\$783K low

\$1.6M high

Est. Owner Equity

\$1,194,957

TAX & ASSESSMENT

Property Tax	\$11,580 (2025)
Assessed Value	\$1,200,600
Previous Assessed	\$1,103,900
Assessor Market Value	\$1,200,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.30
Construction	Brick
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Shed · 80 ft²

Patio · 342 ft²

CLIMATE RISK

96
FLOOD

24
WILDFIRE

47
DROUGHT

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

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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