

Single Family Residence **RESIDENTIAL**

62 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$2,920,168 TopHap Estimate · \$1,010 / ft² · confidence 84 · as of Jul 14, 2026



2
BEDS

1
BATHS

2,890 ft²
LIVING AREA

0.22 ac
LOT SIZE

2024
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$2.9M

\$2.5M low

\$3.4M high

Last Sale

\$2,795,000 · May 30, 2025

Est. Owner Equity

\$920,169

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$21,858 (2025)
Assessed Value	\$2,800,200
Previous Assessed	\$2,083,700
Assessor Market Value	\$2,800,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

96
FLOOD

24
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 21, 2025	Resale	Deed	\$2,795,000	\$967	\$2M
Aug 28, 2023	Resale	Deed	\$850,000	\$294	\$1.8M
Jun 22, 2010	Non-arms-length	Grant Deed	\$382,000	\$132	

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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