

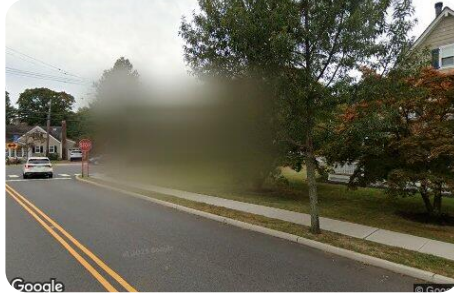
Single Family Residence

RESIDENTIAL

56 RIDGE RD & RIVER RD

RUMSON, NJ 07760

\$1,444,259 TopHap Estimate · \$775 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,863 ft²

LIVING AREA

0.41 ac

LOT SIZE

1904

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$1.4M

\$1.4M low

\$1.5M high

Last Sale

\$250,000 · Oct 3, 1995

Est. Owner Equity

\$1,235,259

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax	\$13,395 (2025)
Assessed Value	\$1,392,700
Previous Assessed	\$1,276,900
Assessor Market Value	\$1,392,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.41
Construction	Frame (Unspecified)
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1
FLOOD

26
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 12, 2015	Quitclaim	Quit Claim Transfer			\$209K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.2 mi
Forrestdale School	Middle	4–8	0.3 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	Absentee owner
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