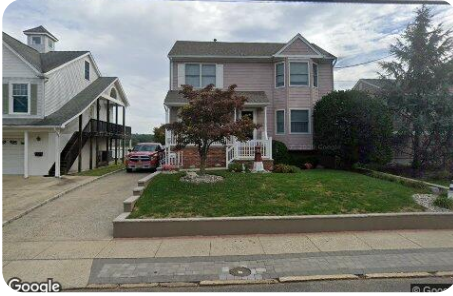


Single Family Residence **RESIDENTIAL**

25 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,883,821 TopHap Estimate · \$829 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

2.5

BATHS

2,272 ft²

LIVING AREA

0.15 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$1.9M

\$1.7M low

\$2.1M high

Est. Owner Equity

\$1,321,571

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$17,629 (2025)
Assessed Value	\$1,915,600
Previous Assessed	\$1,680,600
Assessor Market Value	\$1,915,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 330 ft²

Boat access

CLIMATE RISK

100
FLOOD

20
WILDFIRE

47
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.3 mi
Deane-Porter School	Elementary	PK–3	0.4 mi
Rumson-Fair Haven Regional High School	High	9–12	0.5 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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