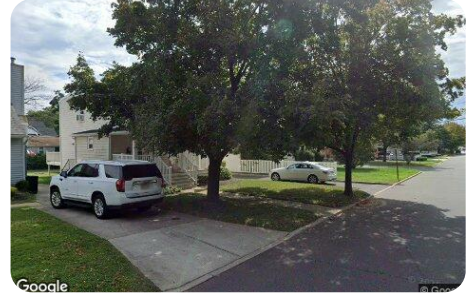


Single Family Residence **RESIDENTIAL**

85 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$997,645 TopHap Estimate · \$650 / ft² · confidence 87 · as of Jun 23, 2026



4
BEDS

2
BATHS

1,534 ft²
LIVING AREA

0.17 ac
LOT SIZE

1957
YEAR BUILT

1
STORIES

7
ROOMS

2
PARKING

VALUATION

\$998K

\$868K low

\$1.1M high

Last Sale

\$935,000 · Aug 6, 2024

Est. Owner Equity

\$530,145

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$10,550 (2025)
Assessed Value	\$1,101,900
Previous Assessed	\$1,005,700
Assessor Market Value	\$1,101,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 138 ft²

Shed · 56 ft²

CLIMATE RISK

1
FLOOD

24
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 24, 2024	Resale	Deed	\$935,000	\$610	\$468K
Jun 8, 2021	Resale	Deed	\$725,000	\$473	\$363K
Nov 6, 2020	Resale	Grant Deed	\$690,000	\$450	
Sep 15, 2020	Resale	Grant Deed	\$615,000	\$401	
Aug 25, 2020	Resale	Grant Deed	\$500,000	\$326	\$944K

ASSIGNED SCHOOLS

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