

Single Family Residence **RESIDENTIAL**

**70 W RIVER RD**  
RUMSON, NJ 07760



**6**  
BEDS

**4**  
BATHS

**3,779 ft<sup>2</sup>**  
LIVING AREA

**5.29 ac**  
LOT SIZE

**1954**  
YEAR BUILT

**3**  
STORIES

**9**  
ROOMS

**2**  
PARKING

**VALUATION**

Last Sale **\$9,000,000 · May 24, 2024**

**TAX & ASSESSMENT**

|                       |                        |
|-----------------------|------------------------|
| Property Tax          | <b>\$67,882 (2025)</b> |
| Assessed Value        | <b>\$7,128,600</b>     |
| Previous Assessed     | <b>\$6,471,100</b>     |
| Assessor Market Value | <b>\$7,128,600</b>     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | MONMOUTH                         |
| Construction  | Brick                            |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck · 608 ft²

Shed · 96 ft²

Patio · 280 ft²

Greenhouse

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------------|--------|--------|
| May 10, 2024 | Resale    | Deed                | \$9,000,000 | \$2382 | \$5.9M |
| Oct 19, 2022 | Resale    | Deed                | \$5,700,000 | \$1508 |        |
| Mar 1, 2019  | Quitclaim | Quit Claim Transfer |             |        |        |
| Mar 2, 2005  | Quitclaim | Quit Claim Transfer |             |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Deane-Porter School                    | Elementary | PK–3   | 0.7 mi   |
| Forrestdale School                     | Middle     | 4–8    | 0.8 mi   |
| Rumson-Fair Haven Regional High School | High       | 9–12   | 0.9 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

|                                      |                                         |                                        |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>59</div> <div>CRIME INDEX</div> | <div>114</div> <div>AIR POLLUTION</div> | <div>9,274</div> <div>POPULATION</div> | <div>\$220K</div> <div>MEDIAN IN-COME</div> | <div>53°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|