

Single Family Residence **RESIDENTIAL**

90 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,196,221 TopHap Estimate · \$781 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,532 ft²

LIVING AREA

0.17 ac

LOT SIZE

1917

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$1.2M

\$1M low

\$1.3M high

Est. Owner Equity

\$1,146,221

Loan-to-Value

4%

TAX & ASSESSMENT

Property Tax	\$9,778 (2025)
Assessed Value	\$1,015,300
Previous Assessed	\$932,100
Assessor Market Value	\$1,015,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.17
Construction	Frame (Unspecified)
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 220 ft²

CLIMATE RISK

1
FLOOD

25
WILDFIRE

47
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.3 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
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------