

Single Family Residence **RESIDENTIAL**

# 76 RUMSON RD

RUMSON, NJ 07760

**\$3,318,691** TopHap Estimate · \$430 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**5**

BEDS

**6**

BATHS

**7,725 ft<sup>2</sup>**

LIVING AREA

**1.61 ac**

LOT SIZE

**1962**

YEAR BUILT

**2**

STORIES

**12**

ROOMS

**4**

PARKING

## VALUATION

**\$3.3M**

**\$2.8M low**

**\$3.8M high**

Last Sale

**\$440,000 · Jun 5, 1996**

Est. Owner Equity

**\$1,298,691**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$36,646 (2025) |
| Assessed Value        | \$4,021,300     |
| Previous Assessed     | \$3,493,400     |
| Assessor Market Value | \$4,021,300     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | MONMOUTH                         |
| Construction  | Frame (Unspecified)              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Built-in                 |
| Pool          | Yes                              |

Patio · 1,150 ft²

## CLIMATE RISK

2  
FLOOD

25  
WILDFIRE

47  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED       | PRICE | \$/FT² | LOAN |
|--------------|-------------------|------------|-------|--------|------|
| Jan 13, 2004 | Recorded document | Grant Deed | \$1   | \$0    |      |

## ASSIGNED SCHOOLS

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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|