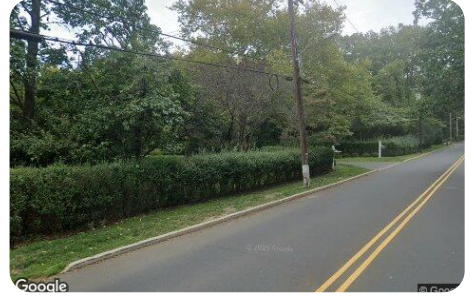
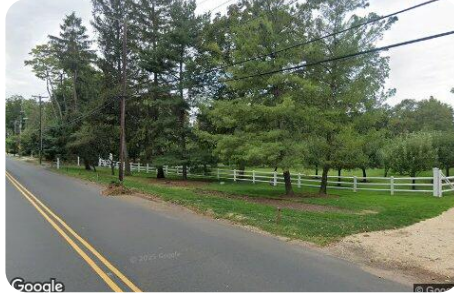


Single Family Residence **RESIDENTIAL**

96 W RIVER RD

RUMSON, NJ 07760

\$8,331,474 TopHap Estimate · \$1,098 / ft² · confidence 86 · as of Jul 14, 2026



6

BEDS

2.5

BATHS

7,586 ft²

LIVING AREA

2.65 ac

LOT SIZE

1904

YEAR BUILT

2

STORIES

14

ROOMS

6

PARKING

VALUATION

\$8.3M

\$7.2M low

\$9.5M high

Last Sale

\$1,165,000 · Apr 25, 1994

Est. Owner Equity

\$8,331,474

TAX & ASSESSMENT

Property Tax	\$63,151 (2025)
Assessed Value	\$6,722,900
Previous Assessed	\$6,020,100
Assessor Market Value	\$6,722,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Construction	Frame (Unspecified)
Heating	Baseboard
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 489 ft²

Boat access

CLIMATE RISK

100
FLOOD

24
WILDFIRE

47
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deane-Porter School	Elementary	PK–3	1.1 mi
Forrestdale School	Middle	4–8	1.2 mi
Rumson-Fair Haven Regional High School	High	9–12	1.2 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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