

Single Family Residence **RESIDENTIAL**

82 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,348,869 TopHap Estimate · \$748 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,804 ft²

LIVING AREA

0.17 ac

LOT SIZE

1976

YEAR BUILT

2

STORIES

7

ROOMS

1

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$190,000 · Dec 27, 1995

Est. Owner Equity

\$1,185,869

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$11,182 (2025)
Assessed Value	\$1,172,700
Previous Assessed	\$1,066,000
Assessor Market Value	\$1,172,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.17
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 204 ft²

Patio · 132 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	0.3 mi
Deane-Porter School	Elementary	PK–3	0.4 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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