

Single Family Residence **RESIDENTIAL**

20 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$6,272,351 TopHap Estimate · \$804 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

4
BATHS

7,806 ft²
LIVING AREA

3.45 ac
LOT SIZE

1989
YEAR BUILT

2
STORIES

12
ROOMS

4
PARKING

VALUATION

\$6.3M

\$6M low

\$6.6M high

Last Sale

\$3,130,000 · Sep 17, 2018

Est. Owner Equity

\$4,272,351

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$50,665 (2025)
Assessed Value	\$5,187,600
Previous Assessed	\$4,829,800
Assessor Market Value	\$5,187,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Construction	Brick
Roof	Slate
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	Yes

Patio · 400 ft²

Boat access

CLIMATE RISK

100
FLOOD

26
WILDFIRE

47
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 7, 2018	Resale	Grant Deed	\$3,130,000	\$401	\$2M
Nov 22, 2011	Quitclaim	Quit Claim Transfer			
Oct 31, 2008	Quitclaim	Quit Claim Transfer			
Aug 2, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	1.2 mi
Forrestdale School	Middle	4–8	1.4 mi
Deane-Porter School	Elementary	PK–3	1.4 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
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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