

Single Family Residence **RESIDENTIAL**

58 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,156,531 TopHap Estimate · \$807 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,434 ft²

LIVING AREA

0.19 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$950,000 · May 20, 2026

Est. Owner Equity

\$0

Loan-to-Value

178%

TAX & ASSESSMENT

Property Tax	\$10,086 (2025)
Assessed Value	\$1,047,300
Previous Assessed	\$961,500
Assessor Market Value	\$1,047,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.19
Construction	Frame (Unspecified)
Cooling	Yes
Garage	Garage, Built-in
Pool	Yes

Shed · 100 ft²

Patio · 308 ft²

CLIMATE RISK

96 FLOOD	24 WILDFIRE	47 DROUGHT
-------------	----------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 6, 2026	Resale	Deed	\$950,000	\$662	\$2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.3 mi
Rumson-Fair Haven Regional High School	High	9–12	0.4 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
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------