

Single Family Residence

RESIDENTIAL

8 HOLLY ST

RUMSON, NJ 07760

\$1,276,565 TopHap Estimate · \$770 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,658 ft²

LIVING AREA

0.16 ac

LOT SIZE

1964

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$530,000 · Mar 19, 2020

Est. Owner Equity

\$824,495

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$8,913 (2025)
Assessed Value	\$939,000
Previous Assessed	\$849,700
Assessor Market Value	\$939,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	MONMOUTH
Lot (acres)	0.16
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Built-in
Pool	No

CLIMATE RISK

1
FLOOD

25
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 29, 2020	Resale	Grant Deed	\$530,000	\$320	\$452K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.4 mi
Rumson-Fair Haven Regional High School	High	9–12	0.4 mi
Deane-Porter School	Elementary	PK–3	0.5 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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