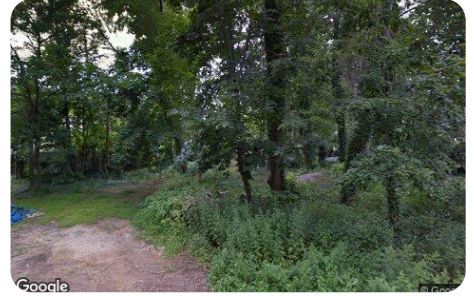


Single Family Residence **RESIDENTIAL**

88 1/2 RUMSON RD

RUMSON, NJ 07760

\$3,331,241 TopHap Estimate · \$727 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

4,580 ft²

LIVING AREA

1.5 ac

LOT SIZE

1904

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$3.3M

\$3.2M low

\$3.5M high

Last Sale

\$2,190,000 · Aug 20, 2019

Est. Owner Equity

\$3,331,241

TAX & ASSESSMENT

Property Tax	\$29,913 (2025)
Assessed Value	\$3,175,000
Previous Assessed	\$2,851,600
Assessor Market Value	\$3,175,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	Yes

Deck · 144 ft²

Patio · 348 ft²

CLIMATE RISK

1

FLOOD

26

WILDFIRE

47

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 13, 2019	Resale	Grant Deed	\$2,190,000	\$478	
Jul 2, 2009	Quitclaim	Quit Claim Transfer			\$564K
Jun 30, 2004	Resale	Grant Deed	\$1,565,000	\$342	\$600K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.5 mi
Forrestdale School	Middle	4–8	0.6 mi
Deane-Porter School	Elementary	PK–3	0.7 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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