

Single Family Residence **RESIDENTIAL**

42 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,610,605 TopHap Estimate · \$697 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,312 ft²

LIVING AREA

0.17 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$1.6M

\$1.4M low

\$1.8M high

Last Sale

\$988,000 · Dec 2, 2020

Est. Owner Equity

\$1,610,605

TAX & ASSESSMENT

Property Tax	\$14,190 (2025)
Assessed Value	\$1,510,200
Previous Assessed	\$1,352,700
Assessor Market Value	\$1,510,200

PROPERTY FACTS

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

Deck · 254 ft²

CLIMATE RISK

100
FLOOD

23
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
Oct 30, 2020	Resale	Grant Deed	\$988,000	\$427	
Aug 12, 2019	Quitclaim	Quit Claim Transfer			\$465K
Jul 9, 1998	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.3 mi
Deane-Porter School	Elementary	PK–3	0.4 mi
Rumson-Fair Haven Regional High School	High	9–12	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	Absentee owner
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