

Single Family Residence **RESIDENTIAL**

2 AVENUE OF TWO RIVERS S

RUMSON, NJ 07760

\$5,619,180 TopHap Estimate · \$570 / ft² · confidence 93 · as of Jul 14, 2026



7
BEDS

6.5
BATHS

9,858 ft²
LIVING AREA

3.74 ac
LOT SIZE

1910
YEAR BUILT

2
STORIES

13
ROOMS

5
PARKING

VALUATION

\$5.6M

\$5.2M low

\$6M high

Last Sale

\$3,075,000 · Jun 1, 2004

Est. Owner Equity

\$0

Loan-to-Value

111%

TAX & ASSESSMENT

Property Tax	\$44,007 (2025)
Assessed Value	\$4,731,700
Previous Assessed	\$4,195,100
Assessor Market Value	\$4,731,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	MONMOUTH
Construction	Brick
Roof	Slate
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 342 ft²

Patio · 1,426 ft²

CLIMATE RISK

100 FLOOD	26 WILDFIRE	47 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 22, 2011	Quitclaim	Quit Claim Transfer			
Jul 29, 2008	Quitclaim	Quit Claim Transfer			\$3M
Apr 9, 2008	Financing	Trustees Deed			\$1.2M
Apr 20, 2007	Quitclaim	Quit Claim Transfer			\$2.5M
May 17, 2004	Resale	Grant Deed	\$3,075,000	\$312	\$1M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.9 mi
Forrestdale School	Middle	4–8	1.1 mi
Deane-Porter School	Elementary	PK–3	1.1 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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