

Single Family Residence **RESIDENTIAL**

65 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,255,690 TopHap Estimate · \$822 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,528 ft²

LIVING AREA

0.31 ac

LOT SIZE

1949

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$500,000 · Mar 23, 2018

Est. Owner Equity

\$930,690

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$12,404 (2025)
Assessed Value	\$1,286,400
Previous Assessed	\$1,182,500
Assessor Market Value	\$1,286,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.31
Construction	Frame (Unspecified)
Cooling	Yes
Garage	Garage, Detached
Pool	Yes

Deck · 280 ft²

Shed · 128 ft²

Patio · 240 ft²

CLIMATE RISK

1
FLOOD

22
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 14, 2018	Non-arms-length	Grant Deed	\$500,000	\$327	\$210K

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	0.5 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
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------