

Single Family Residence **RESIDENTIAL**

88 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$2,290,099 TopHap Estimate · \$909 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2.5
BATHS

2,518 ft²
LIVING AREA

0.17 ac
LOT SIZE

1922
YEAR BUILT

2
STORIES

4
ROOMS

1
PARKING

VALUATION

\$2.3M

\$2.2M low

\$2.4M high

Last Sale

\$1,785,000 · Nov 30, 2022

Est. Owner Equity

\$862,099

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$18,214 (2025)
Assessed Value	\$1,960,300
Previous Assessed	\$1,736,300
Assessor Market Value	\$1,960,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.17
Construction	Frame (Unspecified)
Garage	Garage, Attached
Pool	No

Patio · 256 ft²

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	\$/FT²	LOAN
Sep 9, 2022	Resale	Bargain And Sale Deed	\$1,785,000	\$709	\$1.4M
Oct 25, 2021	Resale	Deed	\$801,000	\$318	
Mar 3, 2011	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.3 mi
Forrestdale School	Middle	4–8	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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