

Single Family Residence **RESIDENTIAL**

44 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,218,969 TopHap Estimate · \$725 / ft² · confidence 86 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,682 ft²
LIVING AREA

0.17 ac
LOT SIZE

1980
YEAR BUILT

2
STORIES

5
ROOMS

2
PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.4M high

Last Sale

\$975,000 · Apr 6, 2026

Est. Owner Equity

\$1,218,969

TAX & ASSESSMENT

Property Tax	\$9,684 (2025)
Assessed Value	\$1,004,800
Previous Assessed	\$923,200
Assessor Market Value	\$1,004,800

PROPERTY FACTS

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

Deck · 574 ft²

Shed · 96 ft²

CLIMATE RISK

100
FLOOD

24
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
Mar 10, 2026	Resale	Bargain And Sale Deed	\$975,000	\$580	
Mar 10, 2026	Resale	Deed	\$975,000	\$580	
Mar 30, 2024	Financing	Intrafamily Transfer			

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	Owner occupied
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