

Single Family Residence **RESIDENTIAL**

# 38 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

**\$2,108,789** TopHap Estimate · \$912 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**  
BEDS

**2.5**  
BATHS

**2,312 ft<sup>2</sup>**  
LIVING AREA

**0.16 ac**  
LOT SIZE

**1995**  
YEAR BUILT

**2**  
STORIES

**8**  
ROOMS

**1**  
PARKING

## VALUATION

**\$2.1M**

\$2M low

\$2.2M high

Last Sale

**\$940,000 · Apr 10, 2018**

Est. Owner Equity

**\$1,381,789**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$14,903 (2025) |
| Assessed Value        | \$1,591,400     |
| Previous Assessed     | \$1,420,700     |
| Assessor Market Value | \$1,591,400     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | MONMOUTH                         |
| Lot (acres)   | 0.15                             |
| Construction  | Frame (Unspecified)              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Garage        | Garage, Detached                 |
| Pool          | No                               |

Deck · 192 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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Mar 27, 2018 | Resale    | Grant Deed          | \$940,000 | \$407  | \$752K |
| Oct 26, 2016 | Quitclaim | Quit Claim Transfer |           |        | \$475K |

## 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

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>9,274</b><br>POPULATION | <b>\$220K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|