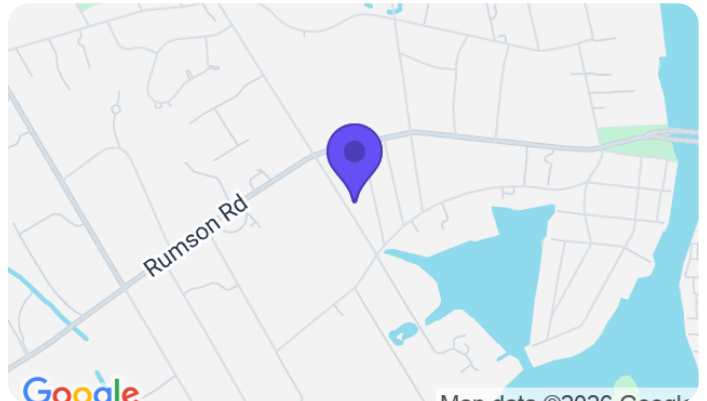
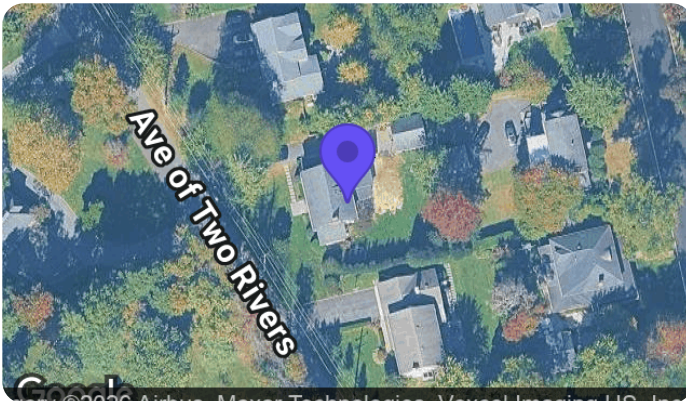


Single Family Residence **RESIDENTIAL**

149 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$2,463,836 TopHap Estimate · \$716 / ft² · confidence 94 · as of Jul 14, 2026



6
BEDS

3.5
BATHS

3,442 ft²
LIVING AREA

0.3 ac
LOT SIZE

1932
YEAR BUILT

2
STORIES

10
ROOMS

2
PARKING

VALUATION

\$2.5M

\$2.3M low

\$2.6M high

Last Sale

\$1,100,000 · May 13, 2019

Est. Owner Equity

\$1,358,836

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$20,038 (2025)
Assessed Value	\$2,124,100
Previous Assessed	\$1,910,200
Assessor Market Value	\$2,124,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.30
Construction	Frame (Unspecified)
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

100
FLOOD

25
WILDFIRE

47
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

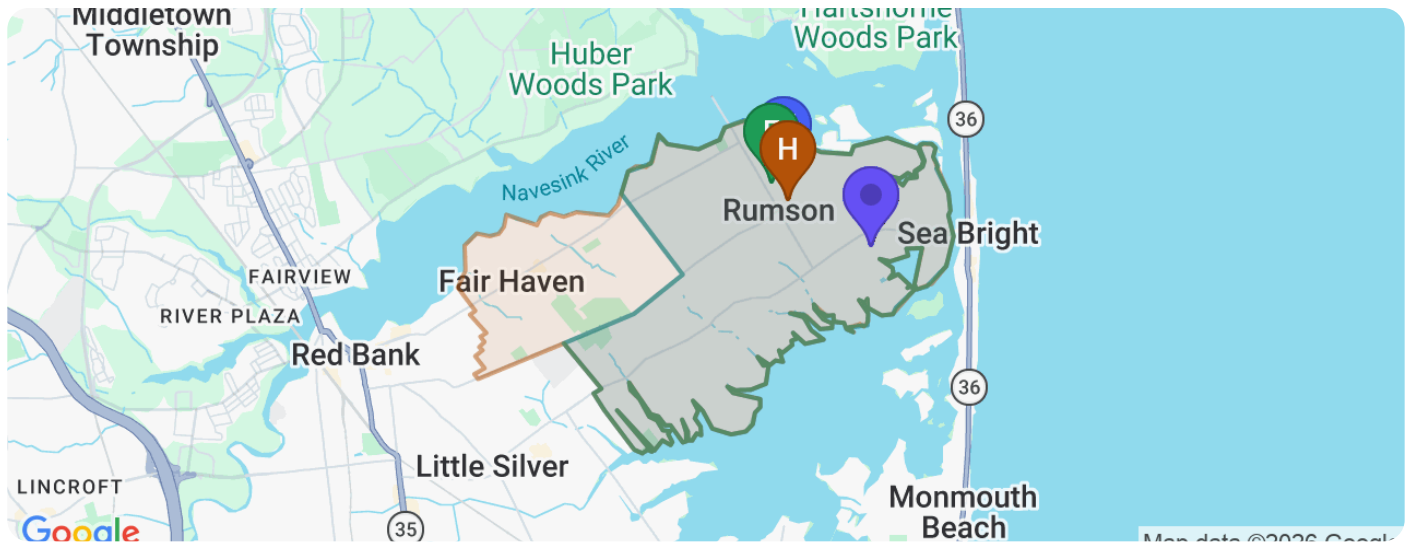
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 10, 2019	Resale	Grant Deed	\$1,100,000	\$320	\$880K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.8 mi
Forrestdale School	Middle	4–8	0.9 mi
Deane-Porter School	Elementary	PK–3	1.0 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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