

Single Family Residence **RESIDENTIAL**

# 146 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

**\$2,776,588** TopHap Estimate · \$803 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**4**

BEDS

**1.5**

BATHS

**3,456 ft<sup>2</sup>**

LIVING AREA

**1.81 ac**

LOT SIZE

**1917**

YEAR BUILT

**1**

STORIES

**9**

ROOMS

**4**

PARKING

## VALUATION

**\$2.8M**

\$2.3M low

\$3.3M high

Last Sale

**\$695,000 · Oct 27, 1998**

Est. Owner Equity

**\$2,047,588**

Loan-to-Value

**24%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$22,276 (2025) |
| Assessed Value        | \$2,307,400     |
| Previous Assessed     | \$2,123,500     |
| Assessor Market Value | \$2,307,400     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Cape Cod                         |
| County        | MONMOUTH                         |
| Construction  | Frame (Unspecified)              |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Built-in                 |
| Pool          | No                               |

Patio · 1,404 ft²

## 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 | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| Aug 26, 2021 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Rumson-Fair Haven Regional High School | High       | 9–12   | 0.7 mi   |
| Forrestdale School                     | Middle     | 4–8    | 0.9 mi   |
| Deane-Porter School                    | Elementary | PK–3   | 0.9 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> |
|-----------|-----------------------|