

Single Family Residence **RESIDENTIAL**

23 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,627,674 TopHap Estimate · \$1,131 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,439 ft²
LIVING AREA

0.13 ac
LOT SIZE

1993
YEAR BUILT

1
STORIES

5
ROOMS

1
PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.8M high

Last Sale

\$1,085,000 · Jun 28, 2021

Est. Owner Equity

\$288,274

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$14,521 (2025)
Assessed Value	\$1,569,000
Previous Assessed	\$1,384,300
Assessor Market Value	\$1,569,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.13
Construction	Frame (Unspecified)
Cooling	Yes
Garage	Garage, Basement
Pool	No

Deck · 200 ft²

Shed · 108 ft²

Boat access

CLIMATE RISK

100
FLOOD

20
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
Jun 7, 2021	Resale	Bargain And Sale Deed	\$1,085,000	\$754	\$1.1M
Oct 25, 2018	Quitclaim	Quit Claim Transfer			
Aug 26, 2015	Quitclaim	Quit Claim 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	0.5 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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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