

Single Family Residence **RESIDENTIAL**

78 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,195,012 TopHap Estimate · \$767 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,559 ft²

LIVING AREA

0.17 ac

LOT SIZE

1912

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$460,000 · Nov 26, 2012

Est. Owner Equity

\$646,762

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$10,039 (2025)
Assessed Value	\$1,044,600
Previous Assessed	\$957,000
Assessor Market Value	\$1,044,600

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
Fireplace	Yes
Pool	No

Shed · 144 ft²

Patio · 200 ft²

CLIMATE RISK

1
FLOOD

25
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 15, 2012	Resale	Grant Deed	\$460,000	\$295	\$368K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.3 mi
Rumson-Fair Haven Regional High School	High	9–12	0.3 mi
Deane-Porter School	Elementary	PK–3	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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