

Single Family Residence **RESIDENTIAL**

49 E RIVER RD

RUMSON, NJ 07760

\$1,160,043 TopHap Estimate · \$326 / ft² · confidence 66 · as of Jul 14, 2026



4

BEDS

1

BATHS

3,554 ft²

LIVING AREA

0.57 ac

LOT SIZE

2023

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.2M

\$763K low

\$1.6M high

Last Sale

\$1,750,000 · Jan 6, 2025

Est. Owner Equity

\$258,043

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$24,957 (2025)
Assessed Value	\$2,749,600
Previous Assessed	\$2,379,100
Assessor Market Value	\$2,749,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.57
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Forced Air With Air Conditioning
Pool	No

CLIMATE RISK

100
FLOOD

22
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
Jan 12, 2022	Resale	Deed	\$999,999	\$281	
Oct 4, 2021	Resale	Deed	\$775,000	\$218	
Sep 9, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.3 mi
Deane-Porter School	Elementary	PK–3	0.3 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.

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	Absentee owner
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