

Single Family Residence **RESIDENTIAL**

31 RUMSON RD

RUMSON, NJ 07760

\$2,540,249 TopHap Estimate · \$817 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3.5

BATHS

3,111 ft²

LIVING AREA

0.19 ac

LOT SIZE

1904

YEAR BUILT

2

STORIES

11

ROOMS

VALUATION

\$2.5M

\$2.4M low

\$2.7M high

Last Sale

\$1,025,000 · Jan 17, 2018

Est. Owner Equity

\$1,720,249

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$18,027 (2025)
Assessed Value	\$2,302,100
Previous Assessed	\$1,718,500
Assessor Market Value	\$2,302,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 264 ft²

CLIMATE RISK

100
FLOOD

24
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
Nov 28, 2017	Resale	Grant Deed	\$1,025,000	\$329	\$820K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	1.2 mi
Forrestdale School	Middle	4–8	1.3 mi
Deane-Porter School	Elementary	PK–3	1.4 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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