

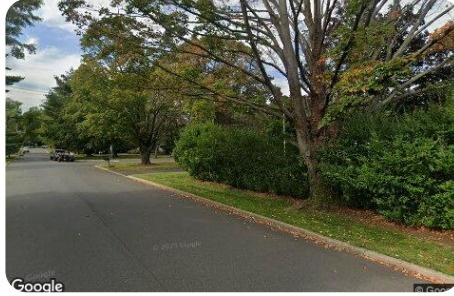
Single Family Residence

RESIDENTIAL

7 IVINS PL

RUMSON, NJ 07760

\$2,876,213 TopHap Estimate · \$820 / ft² · confidence 88 · as of Jun 23, 2026



3

BEDS

2.5

BATHS

3,509 ft²

LIVING AREA

1.1 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$2.9M

\$2.5M low

\$3.2M high

Last Sale

\$2,625,000 · Apr 29, 2026

Est. Owner Equity

\$2,876,213

TAX & ASSESSMENT

Property Tax	\$19,339 (2025)
Assessed Value	\$2,011,800
Previous Assessed	\$1,843,600
Assessor Market Value	\$2,011,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	MONMOUTH
Lot (acres)	1.10
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 596 ft²

CLIMATE RISK

52
FLOOD

27
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2026	Resale	Deed	\$2,625,000	\$748	\$1.8M
Mar 31, 2026	Resale	Deed	\$2,625,000	\$748	\$1.8M
Nov 30, 2015	Resale	Grant Deed	\$1,150,000	\$328	\$750K
Apr 27, 2012	Resale	Grant Deed	\$1,150,000	\$328	\$920K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	2.3 mi
Deane-Porter School	Elementary	PK–3	2.3 mi
Forrestdale School	Middle	4–8	2.4 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
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------