

Single Family Residence **RESIDENTIAL**

81 RIDGE RD

RUMSON, NJ 07760

\$5,498,673 TopHap Estimate · \$842 / ft² · confidence 88 · as of Jul 14, 2026



5
BEDS

5
BATHS

6,527 ft²
LIVING AREA

1.5 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

12
ROOMS

5
PARKING

VALUATION

\$5.5M

\$4.8M low

\$6.2M high

Last Sale

\$1,400,000 · Oct 18, 2004

Est. Owner Equity

\$4,396,923

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$42,467 (2025)
Assessed Value	\$4,527,400
Previous Assessed	\$4,048,300
Assessor Market Value	\$4,527,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Construction	Frame (Unspecified)
Roof	Slate
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Yes

Shed · 100 ft²

Patio · 400 ft²

Pool house

CLIMATE RISK

55
FLOOD

26
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 14, 2004	Resale	Grant Deed	\$1,400,000	\$214	\$1M

ASSIGNED SCHOOLS

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