

Single Family Residence **RESIDENTIAL**

9 E RIVER RD

RUMSON, NJ 07760

\$2,644,968 TopHap Estimate · \$851 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

2

BATHS

3,109 ft²

LIVING AREA

0.27 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$2.6M

\$2.4M low

\$2.9M high

Last Sale

\$1,725,000 · Feb 8, 2022

Est. Owner Equity

\$1,351,218

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$24,467 (2025)
Assessed Value	\$2,550,000
Previous Assessed	\$2,332,400
Assessor Market Value	\$2,550,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Patio · 720 ft²

CLIMATE RISK

89 FLOOD	23 WILDFIRE	47 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 13, 2022	Resale	Deed	\$1,725,000	\$555	\$1.3M
Dec 22, 2016	Financing	Trustees Deed			\$500K
Oct 3, 2016	Resale	Grant Deed	\$562,100	\$181	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.4 mi
Deane-Porter School	Elementary	PK–3	0.4 mi

Rumson-Fair Haven Regional High School	High	9–12	0.6 mi
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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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