

Single Family Residence **RESIDENTIAL**

156 E RIVER RD

RUMSON, NJ 07760

\$1,115,001 TopHap Estimate · \$760 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,468 ft²

LIVING AREA

0.21 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale

\$225,000 · Oct 6, 1998

Est. Owner Equity

\$1,085,001

Loan-to-Value

3%

TAX & ASSESSMENT

Property Tax	\$9,384 (2025)
Assessed Value	\$970,900
Previous Assessed	\$894,600
Assessor Market Value	\$970,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	MONMOUTH
Lot (acres)	0.21
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 364 ft²

Shed · 96 ft²

Patio · 96 ft²

CLIMATE RISK

1 FLOOD	26 WILDFIRE	47 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.2 mi
Forrestdale School	Middle	4–8	0.3 mi
Deane-Porter School	Elementary	PK–3	0.3 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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