

Single Family Residence **RESIDENTIAL**

87 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,074,250 TopHap Estimate · \$703 / ft² · confidence 85 · as of Jun 23, 2026



4

BEDS

2

BATHS

1,528 ft²

LIVING AREA

0.17 ac

LOT SIZE

1923

YEAR BUILT

2

STORIES

10

ROOMS

1

PARKING

VALUATION

\$1.1M

\$913K low

\$1.2M high

Last Sale

\$700,000 · Sep 16, 2020

Est. Owner Equity

\$1,074,250

TAX & ASSESSMENT

Property Tax	\$10,409 (2025)
Assessed Value	\$1,086,000
Previous Assessed	\$992,300
Assessor Market Value	\$1,086,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.17
Construction	Frame (Unspecified)
Garage	Garage, Detached
Pool	No

Deck · 310 ft²

Shed · 80 ft²

CLIMATE RISK

1
FLOOD

24
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 3, 2020	Resale	Grant Deed	\$700,000	\$458	
Nov 20, 2007	Non-arms-length	Grant Deed	\$500,000	\$327	\$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.4 mi
Forrestdale School	Middle	4–8	0.4 mi
Deane-Porter School	Elementary	PK–3	0.5 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.

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 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.

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 OWNERSHIP

Occupancy	Absentee owner
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