

Single Family Residence **RESIDENTIAL**

131 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$5,267,041 TopHap Estimate · \$636 / ft² · confidence 89 · as of Jul 14, 2026



5
BEDS

4.5
BATHS

8,286 ft²
LIVING AREA

1.82 ac
LOT SIZE

2008
YEAR BUILT

2
STORIES

11
ROOMS

4
PARKING

VALUATION

\$5.3M

\$4.7M low

\$5.9M high

Last Sale

\$4,100,000 · Aug 19, 2022

Est. Owner Equity

\$1,987,041

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$48,289 (2025)
Assessed Value	\$5,251,300
Previous Assessed	\$4,603,300
Assessor Market Value	\$5,251,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	Yes

Patio · 480 ft²

Pool house

CLIMATE RISK

58
FLOOD

25
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 9, 2022	Resale	Deed	\$4,100,000	\$495	\$3.3M
Jul 15, 2015	Resale	Grant Deed	\$2,470,000	\$298	\$1.9M
Jan 4, 2008	Resale	Grant Deed	\$3,912,500	\$472	
Aug 20, 1998	Non-arms-length	Grant Deed	\$620,000	\$75	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.6 mi
Forrestdale School	Middle	4–8	0.7 mi
Deane-Porter School	Elementary	PK–3	0.8 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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