

Single Family Residence **RESIDENTIAL**

79 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$2,531,029 TopHap Estimate · \$765 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

3,307 ft²
LIVING AREA

0.32 ac
LOT SIZE

2007
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$2.5M

\$2.4M low

\$2.7M high

Last Sale

\$1,290,000 · Aug 20, 2019

Est. Owner Equity

\$1,499,029

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$20,151 (2025)
Assessed Value	\$2,128,200
Previous Assessed	\$1,921,000
Assessor Market Value	\$2,128,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.32
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Basement
Pool	No

Deck · 539 ft²

CLIMATE RISK

1
FLOOD

25
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 19, 2019	Resale	Grant Deed	\$1,290,000	\$390	\$1M
Jul 7, 2016	Resale	Grant Deed	\$1,260,000	\$381	\$1M
Mar 26, 2007	Resale	Grant Deed	\$1,350,000	\$408	\$945K
Jun 10, 2005	Resale	Grant Deed	\$1,500,000	\$454	\$1M
Jun 29, 2004	Resale	Grant Deed	\$659,000	\$199	\$527K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.4 mi
Rumson-Fair Haven Regional High School	High	9–12	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.

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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