

Single Family Residence **RESIDENTIAL**

84 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,562,765 TopHap Estimate · \$769 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,032 ft²

LIVING AREA

0.17 ac

LOT SIZE

1981

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.6M high

Last Sale

\$710,000 · May 26, 2017

Est. Owner Equity

\$370,765

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$13,265 (2025)
Assessed Value	\$1,405,900
Previous Assessed	\$1,264,500
Assessor Market Value	\$1,405,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 627 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
Apr 28, 2017	Resale	Grant Deed	\$710,000	\$349	\$568K
Aug 14, 2008	Resale	Grant Deed	\$630,000	\$310	\$400K
Dec 1, 2004	Resale	Grant Deed	\$605,000	\$298	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.3 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.

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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