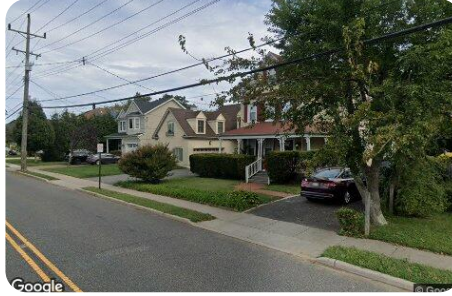


Single Family Residence **RESIDENTIAL**

170 E RIVER RD

RUMSON, NJ 07760

\$1,198,866 TopHap Estimate · \$763 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,572 ft²

LIVING AREA

0.22 ac

LOT SIZE

1912

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$100,000 · Nov 30, 2004

Est. Owner Equity

\$889,866

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$10,294 (2025)
Assessed Value	\$1,071,600
Previous Assessed	\$981,300
Assessor Market Value	\$1,071,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.22
Construction	Frame (Unspecified)
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 36 ft²

Patio · 96 ft²

CLIMATE RISK

1

FLOOD

26

WILDFIRE

47

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 27, 2004	Resale	Grant Deed	\$100,000	\$64	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.3 mi
Forrestdale School	Middle	4–8	0.3 mi
Deane-Porter School	Elementary	PK–3	0.4 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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