

Single Family Residence **RESIDENTIAL**

164 E RIVER RD

RUMSON, NJ 07760

\$2,294,387 TopHap Estimate · \$828 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

2,772 ft²

LIVING AREA

0.22 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$2.3M

\$2M low

\$2.6M high

Last Sale

\$900,000 · Apr 11, 2016

Est. Owner Equity

\$2,294,387

TAX & ASSESSMENT

Property Tax	\$15,006 (2025)
Assessed Value	\$1,592,600
Previous Assessed	\$1,430,500
Assessor Market Value	\$1,592,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.22
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 40 ft²

Patio · 360 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
Apr 5, 2016	Resale	Grant Deed	\$900,000	\$325	
Nov 5, 2014	Resale	Grant Deed	\$425,000	\$153	\$756K
Aug 31, 2006	Non-arms-length	Grant Deed	\$425,000	\$153	

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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