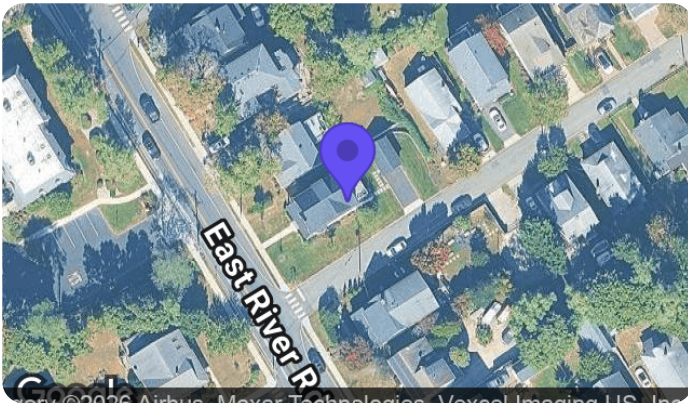


Single Family Residence **RESIDENTIAL**

98 E RIVER RD

RUMSON, NJ 07760

\$1,420,459 TopHap Estimate · \$756 / ft² · confidence 89 · as of Jul 14, 2026



3
BEDS

1
BATHS

1,878 ft²
LIVING AREA

0.15 ac
LOT SIZE

2021
YEAR BUILT

1
STORIES

5
ROOMS

VALUATION

\$1.4M

\$1.3M low

\$1.6M high

Last Sale

\$1,100,000 · Jun 23, 2022

Est. Owner Equity

\$540,459

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$13,898 (2025)
Assessed Value	\$1,477,300
Previous Assessed	\$1,324,900
Assessor Market Value	\$1,477,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	MONMOUTH
Lot (acres)	0.15
Construction	Frame (Unspecified)
Pool	No

CLIMATE RISK

100 FLOOD	21 WILDFIRE	47 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

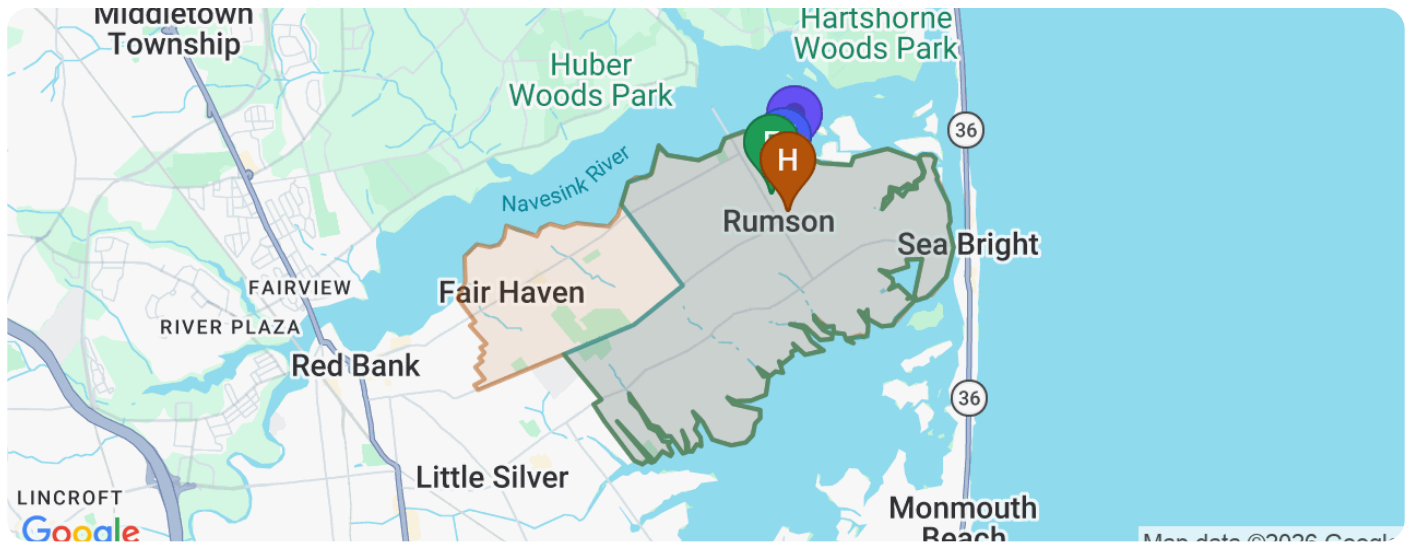
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 13, 2022	Resale	Deed	\$1,100,000	\$586	\$880K
May 25, 2021	Resale	Bargain And Sale Deed	\$450,000	\$240	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.2 mi
Deane-Porter School	Elementary	PK–3	0.3 mi
Rumson-Fair Haven Regional High School	High	9–12	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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