

Single Family Residence **RESIDENTIAL**

# 102 E RIVER RD

RUMSON, NJ 07760

**\$1,314,317** TopHap Estimate · \$753 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**1,746 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1985**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$1.3M**

\$1.2M low

\$1.4M high

Last Sale

**\$260,000 · Oct 25, 1999**

Est. Owner Equity

**\$1,214,317**

Loan-to-Value

**8%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,642 (2025) |
| Assessed Value        | \$1,119,300     |
| Previous Assessed     | \$1,014,500     |
| Assessor Market Value | \$1,119,300     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | MONMOUTH                |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Cooling       | Yes                     |
| Pool          | Spa/Hot Tub (Only)      |

Deck · 220 ft²

## CLIMATE RISK

**100**  
FLOOD

**23**  
WILDFIRE

**47**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE | \$/FT² | LOAN |
|-------------|-----------|---------------------|-------|--------|------|
| Dec 1, 2004 | Quitclaim | Quit Claim Transfer | \$1   | \$0    |      |

## 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

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>9,274</b><br>POPULATION | <b>\$220K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|