

Single Family Residence **RESIDENTIAL**

96 E RIVER RD

RUMSON, NJ 07760

\$939,654 TopHap Estimate · \$1,103 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

852 ft²

LIVING AREA

0.15 ac

LOT SIZE

1956

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$940K

\$899K low

\$981K high

Est. Owner Equity

\$717,654

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$8,272 (2025)
Assessed Value	\$853,900
Previous Assessed	\$788,600
Assessor Market Value	\$853,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Pool	No

Deck · 192 ft²

Shed · 96 ft²

Patio · 444 ft²

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.

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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