

Single Family Residence **RESIDENTIAL**

104 E RIVER RD

RUMSON, NJ 07760

\$1,715,101 TopHap Estimate · \$766 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,240 ft²

LIVING AREA

0.15 ac

LOT SIZE

2016

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$1.7M

\$1.6M low

\$1.8M high

Last Sale

\$1,360,000 · Jul 5, 2023

Est. Owner Equity

\$1,315,101

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$14,959 (2025)
Assessed Value	\$1,617,000
Previous Assessed	\$1,426,000
Assessor Market Value	\$1,617,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.15
Construction	Frame (Unspecified)
Cooling	Yes
Garage	Garage, Detached
Pool	No

Deck · 188 ft²

CLIMATE RISK

100 FLOOD	23 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 29, 2023	Resale	Deed	\$1,360,000	\$607	
Jul 1, 2020	Resale	Grant Deed	\$1,150,000	\$513	\$920K
Aug 15, 2016	Resale	Grant Deed	\$905,000	\$404	\$724K
Jun 7, 2013	Resale	Grant Deed	\$300,000	\$134	

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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