

Single Family Residence **RESIDENTIAL**

94 E RIVER RD

RUMSON, NJ 07760

\$1,478,574 TopHap Estimate · \$740 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,998 ft²

LIVING AREA

0.15 ac

LOT SIZE

1917

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$1.5M

\$1.3M low

\$1.6M high

Last Sale

\$228,000 · Aug 9, 1996

Est. Owner Equity

\$1,180,774

Loan-to-Value

23%

TAX & ASSESSMENT

Property Tax	\$11,006 (2025)
Assessed Value	\$1,160,000
Previous Assessed	\$1,049,200
Assessor Market Value	\$1,160,000

PROPERTY FACTS

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

Deck · 316 ft²

CLIMATE RISK

100
FLOOD

21
WILDFIRE

47
DROUGHT

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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