

Single Family Residence **RESIDENTIAL**

92 E RIVER RD

RUMSON, NJ 07760

\$1,247,600 TopHap Estimate · \$909 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,372 ft²

LIVING AREA

0.15 ac

LOT SIZE

1924

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.4M high

Last Sale

\$910,000 · May 19, 2022

Est. Owner Equity

\$519,600

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$11,053 (2025)
Assessed Value	\$1,165,300
Previous Assessed	\$1,053,700
Assessor Market Value	\$1,165,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	MONMOUTH
Lot (acres)	0.15
Construction	Frame (Unspecified)
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

CLIMATE RISK

100
FLOOD

21
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 27, 2022	Resale	Deed	\$910,000	\$663	\$728K
Jun 2, 2017	Resale	Grant Deed	\$629,000	\$458	\$629K
Sep 28, 2015	Resale	Trustees Deed	\$323,100	\$235	

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
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------