

Single Family Residence

RESIDENTIAL

12 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,324,766 TopHap Estimate · \$803 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,649 ft²

LIVING AREA

0.18 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Last Sale

\$743,000 · Sep 28, 2010

Est. Owner Equity

\$701,766

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$12,267 (2025)
Assessed Value	\$1,247,200
Previous Assessed	\$1,169,400
Assessor Market Value	\$1,247,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 489 ft²

CLIMATE RISK

100
FLOOD

18
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
Oct 15, 2007	Resale	Grant Deed	\$585,000	\$355	\$623K
Nov 30, 2000	Resale	Grant Deed	\$325,000	\$197	\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.3 mi
Deane-Porter School	Elementary	PK–3	0.4 mi
Rumson-Fair Haven Regional High School	High	9–12	0.5 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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