

Single Family Residence **RESIDENTIAL**

70 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$2,600,706 TopHap Estimate · \$741 / ft² · confidence 90 · as of Jul 14, 2026



3,508 ft²
LIVING AREA

0.17 ac
LOT SIZE

2019
YEAR BUILT

VALUATION

\$2.6M

\$2.3M low

\$2.9M high

Last Sale

\$1,899,999 · Apr 20, 2023

Est. Owner Equity

\$2,080,707

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$21,560 (2025)
Assessed Value	\$2,335,100
Previous Assessed	\$2,055,300
Assessor Market Value	\$2,335,100

PROPERTY FACTS

Property Type	Single Family Residence
County	MONMOUTH
Lot (acres)	0.17
Pool	No

CLIMATE RISK

1 FLOOD	25 WILDFIRE	47 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 10, 2023	Resale	Deed	\$1,899,999	\$542	\$520K

ASSIGNED SCHOOLS

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