

Single Family Residence **RESIDENTIAL**

16 ROSALIE AVE

RUMSON, NJ 07760

\$2,308,258 TopHap Estimate · \$900 / ft² · confidence 91 · as of Jul 14, 2026



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4

BEDS

4

BATHS

2,564 ft²

LIVING AREA

0.17 ac

LOT SIZE

2009

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$2.3M

\$2.1M low

\$2.5M high

Last Sale

\$1,575,000 · Apr 1, 2022

Est. Owner Equity

\$1,730,633

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$18,619 (2025)
Assessed Value	\$1,997,100
Previous Assessed	\$1,774,900
Assessor Market Value	\$1,997,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	Spa/Hot Tub (Only)

Patio · 280 ft²

CLIMATE RISK

99
FLOOD

24
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 25, 2022	Resale	Deed	\$1,575,000	\$614	\$285K
Sep 29, 2015	Resale	Grant Deed	\$1,150,000	\$449	\$920K
Jun 5, 2009	Resale	Grant Deed	\$1,155,000	\$450	\$924K
Jul 30, 2007	Resale	Grant Deed	\$520,000	\$203	\$840K

ASSIGNED SCHOOLS

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

District: Rumson Borough School District



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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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