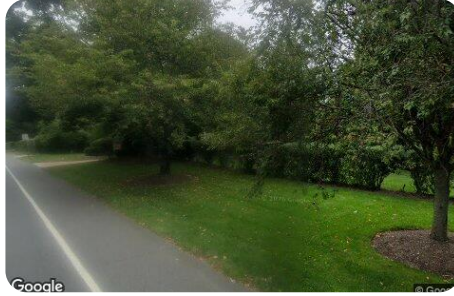


Single Family Residence **RESIDENTIAL**

196 RUMSON RD

RUMSON, NJ 07760

\$5,354,427 TopHap Estimate · \$771 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

6.5

BATHS

6,941 ft²

LIVING AREA

1.5 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

10

ROOMS

3

PARKING

VALUATION

\$5.4M

\$5M low

\$5.7M high

Last Sale

\$3,400,000 · Jan 16, 2007

Est. Owner Equity

\$884,427

Loan-to-Value

91%

TAX & ASSESSMENT

Property Tax	\$37,587 (2025)
Assessed Value	\$4,039,700
Previous Assessed	\$3,583,100
Assessor Market Value	\$4,039,700

PROPERTY FACTS

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

Deck · 266 ft²

Patio · 360 ft²

CLIMATE RISK

1 FLOOD	28 WILDFIRE	47 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 11, 2006	Resale	Grant Deed	\$3,400,000	\$490	\$2.7M
Jul 28, 2004	Resale	Grant Deed	\$1,200,000	\$173	\$2.5M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	2.1 mi
Deane-Porter School	Elementary	PK–3	2.1 mi
Forrestdale School	Middle	4–8	2.2 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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