

Single Family Residence **RESIDENTIAL**

74 W RIVER RD

RUMSON, NJ 07760

9

BEDS

7.5

BATHS

12,887 ft²

LIVING AREA

6.72 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

21

ROOMS

7

PARKING

VALUATION

Last Sale

\$9,500,000 · Feb 14, 2020

TAX & ASSESSMENT

Property Tax	\$137,637 (2025)
Assessed Value	\$14,878,800
Previous Assessed	\$13,120,800
Assessor Market Value	\$14,878,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning

Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	Yes

Shed · 192 ft²

Patio · 6,040 ft²

Boat access

CLIMATE RISK

100
FLOOD

25
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
Feb 4, 2020	Resale	Grant Deed	\$9,500,000	\$737	
Nov 16, 2005	Financing	Grant Deed	\$1	\$0	\$2M
Sep 23, 2005	Resale	Grant Deed	\$8,000,000	\$621	
Jan 14, 2005	Resale	Grant Deed	\$8,000,000	\$621	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deane-Porter School	Elementary	PK–3	0.8 mi
Forrestdale School	Middle	4–8	0.9 mi
Rumson-Fair Haven Regional High School	High	9–12	1.0 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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