

Single Family Residence **RESIDENTIAL**

8 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,325,000 TopHap Estimate · \$743 / ft² · confidence 82 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,784 ft²

LIVING AREA

0.11 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.6M high

Last Sale

\$717,500 · Jul 28, 2021

Est. Owner Equity

\$925,000

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$11,750 (2025)
Assessed Value	\$1,192,400
Previous Assessed	\$1,120,100
Assessor Market Value	\$1,192,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Deck · 132 ft²

Shed · 96 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
Jun 29, 2021	Resale	Deed	\$717,500	\$402	\$400K
Aug 3, 2005	Resale	Grant Deed	\$834,900	\$468	
Nov 21, 2003	Resale	Grant Deed	\$280,000	\$157	\$375K

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.

NEIGHBORHOOD · ZIP 07760

59 CRIME INDEX	114 AIR POLLUTION	9,274 POPULATION	\$220K MEDIAN IN-COME	53°F AVG TEMP	56% SUNSHINE
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------