

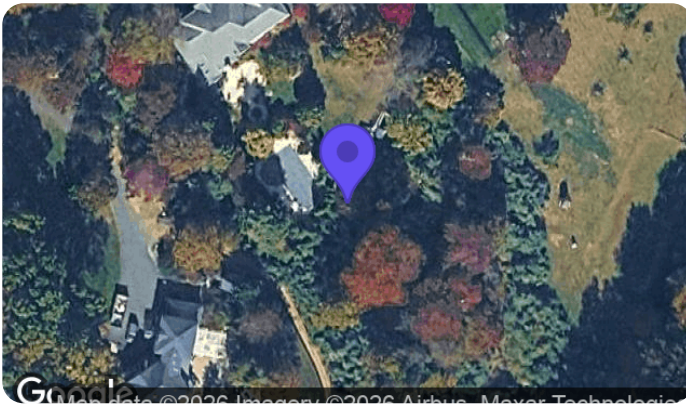
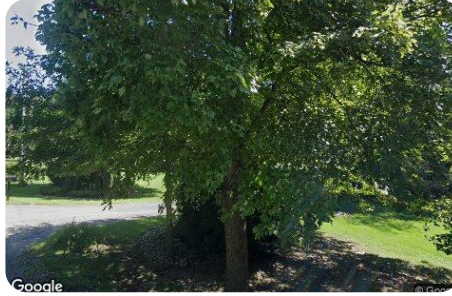
Single Family Residence

**RESIDENTIAL**

# 15 RUES RD

CREAM RIDGE, NJ 08514

**\$1,072,741** TopHap Estimate · \$253 / ft<sup>2</sup> · confidence 82 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**4,239 ft<sup>2</sup>**

LIVING AREA

**2.11 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**11**

ROOMS

**3**

PARKING

## VALUATION

**\$1.1M**

\$882K low

\$1.3M high

Last Sale

**\$999,999 · May 19, 2025**

Est. Owner Equity

**\$452,741**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$20,825 (2025) |
| Assessed Value        | \$1,187,400     |
| Previous Assessed     | \$1,126,900     |
| Assessor Market Value | \$1,187,400     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | MONMOUTH                         |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | Yes                              |

Patio · 640 ft²

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 60<br>FLOOD | 32<br>WILDFIRE | 21<br>DROUGHT |
|-------------|----------------|---------------|

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

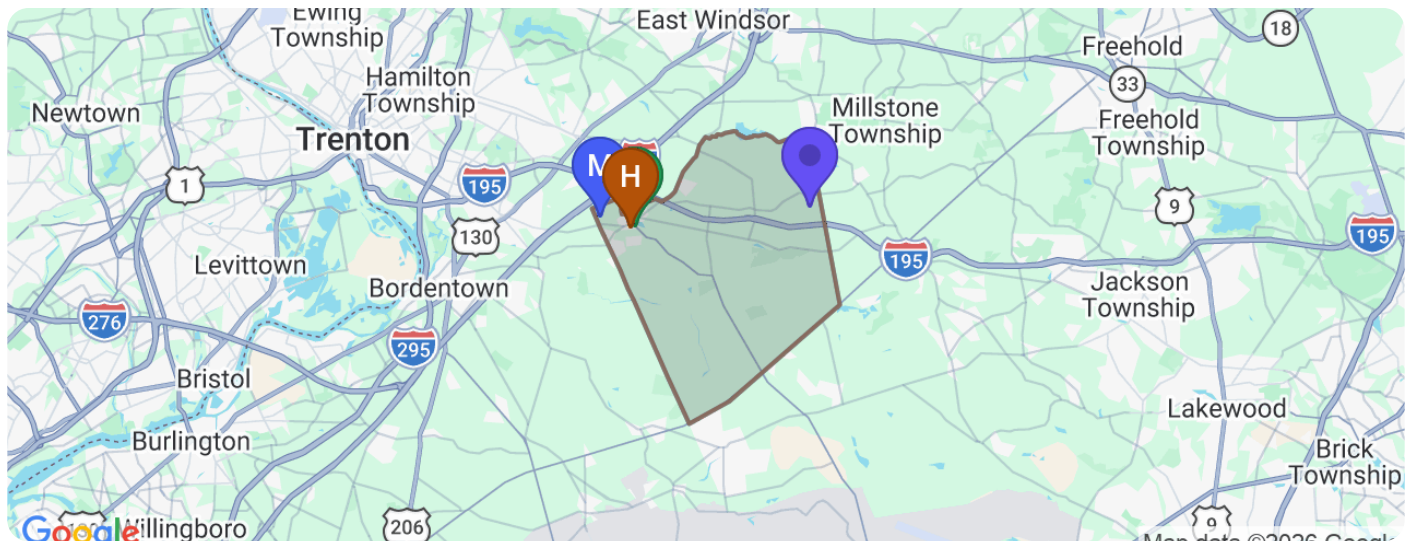
## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-----------------------|-----------|--------|--------|
| May 14, 2025 | Resale | Bargain And Sale Deed | \$999,999 | \$236  | \$620K |
| Aug 15, 2003 | Resale | Grant Deed            | \$213,000 | \$50   |        |
| Apr 9, 2001  | Resale | Grant Deed            | \$120,000 | \$28   | \$96K  |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Newell Elementary School  | Elementary | PK–4   | 5.9 mi   |
| Allentown High School     | High       | 9–12   | 6.0 mi   |
| Stonebridge Middle School | Middle     | 5–8    | 7.0 mi   |

District: Upper Freehold Regional 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 08514

|                   |                     |                     |                          |                  |                 |
|-------------------|---------------------|---------------------|--------------------------|------------------|-----------------|
| 37<br>CRIME INDEX | 99<br>AIR POLLUTION | 4,736<br>POPULATION | \$156K<br>MEDIAN IN-COME | 53°F<br>AVG TEMP | 56%<br>SUNSHINE |
|-------------------|---------------------|---------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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