

Single Family Residence **RESIDENTIAL**

69 W RIVER RD

RUMSON, NJ 07760

\$4,181,017 TopHap Estimate · \$963 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

4,340 ft²

LIVING AREA

2.69 ac

LOT SIZE

1929

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$4.2M

\$3.9M low

\$4.5M high

Last Sale

\$4,051,000 · Jan 30, 2026

Est. Owner Equity

\$1,547,867

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$30,915 (2025)
Assessed Value	\$3,278,800
Previous Assessed	\$2,947,100
Assessor Market Value	\$3,278,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	Spa/Hot Tub (Only)

Shed · 80 ft²

Patio · 1,058 ft²

CLIMATE RISK

1
FLOOD

24
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 23, 2026	Resale	Deed	\$4,051,000	\$933	\$2.6M
Oct 14, 2004	Resale	Grant Deed	\$2,300,000	\$530	\$2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deane-Porter School	Elementary	PK–3	0.6 mi
Forrestdale School	Middle	4–8	0.7 mi
Rumson-Fair Haven Regional High School	High	9–12	0.8 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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