

Single Family Residence **RESIDENTIAL**

90 RUMSON RD

RUMSON, NJ 07760

\$3,742,688 TopHap Estimate · \$661 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

5,666 ft²

LIVING AREA

1.53 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

9

ROOMS

4

PARKING

VALUATION

\$3.7M

\$3.6M low

\$3.9M high

Last Sale

\$2,300,000 · Jul 23, 2020

Est. Owner Equity

\$1,570,407

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$32,709 (2025)
Assessed Value	\$3,456,400
Previous Assessed	\$3,118,100
Assessor Market Value	\$3,456,400

PROPERTY FACTS

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

Deck · 106 ft²

Patio · 20 ft²

CLIMATE RISK

1
FLOOD

26
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 13, 2020	Resale	Grant Deed	\$2,300,000	\$406	\$2M
May 31, 2011	Resale	Grant Deed	\$2,090,000	\$369	\$1M
Jun 30, 2006	Resale	Grant Deed	\$3,300,000	\$582	
Apr 7, 2005	Resale	Grant Deed	\$1,500,000	\$265	\$1.8M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.5 mi
Forrestdale School	Middle	4–8	0.7 mi
Deane-Porter School	Elementary	PK–3	0.7 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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