

Single Family Residence **RESIDENTIAL**

18 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,279,754 TopHap Estimate · \$762 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

1,680 ft²
LIVING AREA

3,999 ft²
LOT SIZE

2002
YEAR BUILT

2
STORIES

6
ROOMS

1
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$412,500 · Apr 19, 2004

Est. Owner Equity

\$1,279,754

TAX & ASSESSMENT

Property Tax	\$10,560 (2025)
Assessed Value	\$1,083,600
Previous Assessed	\$1,006,700
Assessor Market Value	\$1,083,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.09
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Detached
Pool	No

Deck · 63 ft²

Patio · 517 ft²

CLIMATE RISK

100
FLOOD

20
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
Aug 13, 2014	Recorded document	Grant Deed			
Mar 29, 2003	Resale	Grant Deed	\$412,500	\$246	\$330K

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

OWNERSHIP

Occupancy	Owner occupied
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