

Single Family Residence **RESIDENTIAL**

111 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$3,064,611 TopHap Estimate · \$580 / ft² · confidence 90 · as of Jul 14, 2026



5

BEDS

3

BATHS

5,283 ft²

LIVING AREA

0.24 ac

LOT SIZE

1907

YEAR BUILT

2

STORIES

13

ROOMS

2

PARKING

VALUATION

\$3.1M

\$2.8M low

\$3.4M high

Last Sale

\$1,500,000 · Mar 7, 2023

Est. Owner Equity

\$2,289,611

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$17,229 (2025)
Assessed Value	\$1,856,400
Previous Assessed	\$1,642,400
Assessor Market Value	\$1,856,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.24
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	No

Deck · 252 ft²

Patio · 144 ft²

CLIMATE RISK

52 FLOOD	26 WILDFIRE	47 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 20, 2023	Resale	Deed	\$1,500,000	\$284	\$775K
Jun 24, 2003	Resale	Grant Deed	\$850,000	\$161	\$680K
Jun 28, 2001	Resale	Grant Deed	\$700,000	\$133	\$275K
Nov 3, 2000	Financing	Grant Deed	\$1	\$0	\$390K
Oct 18, 2000	Recorded document	Grant Deed	\$1	\$0	
Oct 5, 1999	Resale	Grant Deed	\$510,000	\$97	\$383K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.4 mi
Forrestdale School	Middle	4–8	0.5 mi
Deane-Porter School	Elementary	PK–3	0.6 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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