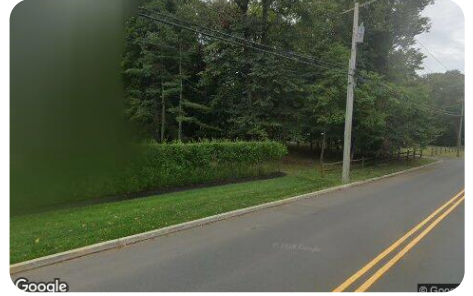
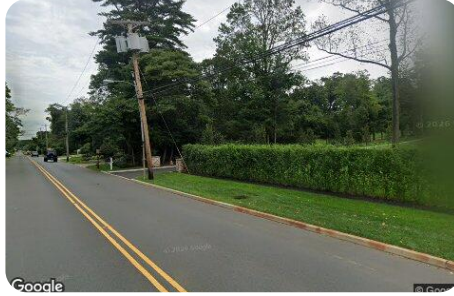


Single Family Residence **RESIDENTIAL**

71 W RIVER RD

RUMSON, NJ 07760

\$6,085,113 TopHap Estimate · \$1,020 / ft² · confidence 92 · as of Jul 14, 2026



1
BEDS

3
BATHS

5,966 ft²
LIVING AREA

1.5 ac
LOT SIZE

2023
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$6.1M

\$5.6M low

\$6.6M high

Last Sale

\$3,650,000 · Jun 22, 2023

Est. Owner Equity

\$4,995,813

Loan-to-Value

20%

TAX & ASSESSMENT

Property Tax	\$44,828 (2025)
Assessed Value	\$4,871,900
Previous Assessed	\$4,273,400
Assessor Market Value	\$4,871,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	MONMOUTH
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 1,038 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
May 15, 2023	Resale	Deed	\$3,650,000	\$612	\$1.1M
Sep 29, 2021	Resale	Deed	\$1,350,000	\$226	\$1.4M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deane-Porter School	Elementary	PK–3	0.7 mi
Forrestdale School	Middle	4–8	0.8 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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