

Single Family Residence **RESIDENTIAL**

21 ROBIN RD

RUMSON, NJ 07760

\$2,941,260 TopHap Estimate · \$789 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,728 ft²

LIVING AREA

0.44 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$2.9M

\$2.8M low

\$3.1M high

Last Sale

\$1,745,000 · Jul 28, 2020

Est. Owner Equity

\$1,545,260

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$25,746 (2025)
Assessed Value	\$2,806,500
Previous Assessed	\$2,454,300
Assessor Market Value	\$2,806,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.44
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck · 71 ft²

Shed · 80 ft²

Patio · 358 ft²

CLIMATE RISK

1 FLOOD	25 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
Jul 17, 2020	Resale	Grant Deed	\$1,745,000	\$468	\$1.4M
Dec 5, 2003	Resale	Grant Deed	\$1,337,562	\$359	\$1.1M

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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