

Duplex (2 Units, Any Combination)

RESIDENTIAL

85 RUMSON RD

RUMSON, NJ 07760

\$4,918,582 TopHap Estimate · \$699 / ft² · confidence 92 · as of Jun 25, 2026



5

BEDS

4.5

BATHS

7,034 ft²

LIVING AREA

3.54 ac

LOT SIZE

1904

YEAR BUILT

2

STORIES

13

ROOMS

3

PARKING

VALUATION

\$4.9M

\$4.5M low

\$5.3M high

Last Sale

\$2,715,000 · May 10, 2021

Est. Owner Equity

\$2,618,082

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$41,844 (2025)
Assessed Value	\$4,473,200
Previous Assessed	\$3,988,900
Assessor Market Value	\$4,473,200

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	MONMOUTH
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Yes

Deck · 200 ft²

Patio · 533 ft²

CLIMATE RISK

94
FLOOD

25
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 3, 2021	Resale	Deed	\$2,715,000	\$386	\$1.9M
May 29, 2013	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.7 mi
Forrestdale School	Middle	4–8	0.8 mi
Deane-Porter School	Elementary	PK–3	0.9 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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