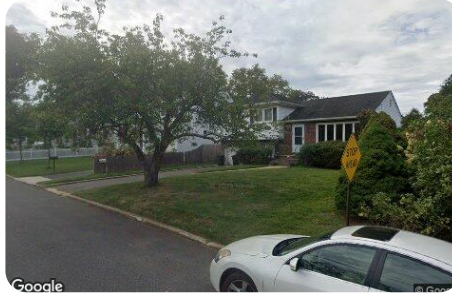


Single Family Residence **RESIDENTIAL**

56 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,101,044 TopHap Estimate · \$769 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,432 ft²

LIVING AREA

0.17 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

6

ROOMS

Pre-foreclosure (NOS)

Auction scheduled for Jun 22, 2026.

VALUATION

\$1.1M

\$1M low

\$1.2M high

Last Sale	\$500,000 · Jul 28, 2011
Est. Owner Equity	\$701,044
Loan-to-Value	35%

TAX & ASSESSMENT

Property Tax	\$9,497 (2025)
Assessed Value	\$983,800
Previous Assessed	\$905,300
Assessor Market Value	\$983,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Deck · 432 ft²

Shed · 96 ft²

CLIMATE RISK

96
FLOOD

24
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 15, 2011	Resale	Grant Deed	\$500,000	\$349	\$400K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.3 mi
Rumson-Fair Haven Regional High School	High	9–12	0.4 mi
Deane-Porter School	Elementary	PK–3	0.4 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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