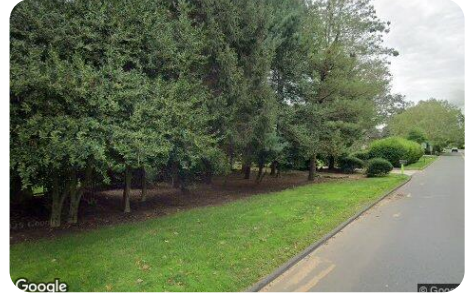


Single Family Residence **RESIDENTIAL**

99 W RIVER RD

RUMSON, NJ 07760

\$2,541,447 TopHap Estimate · \$719 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

3,536 ft²

LIVING AREA

0.76 ac

LOT SIZE

1961

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$2.5M

\$2.4M low

\$2.7M high

Last Sale

\$1,305,000 · Jul 12, 2019

Est. Owner Equity

\$1,722,447

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$17,918 (2025)
Assessed Value	\$1,901,100
Previous Assessed	\$1,708,100
Assessor Market Value	\$1,901,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.76
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck · 991 ft²

CLIMATE RISK

1
FLOOD

25
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 13, 2019	Resale	Grant Deed	\$1,305,000	\$369	\$845K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deane-Porter School	Elementary	PK–3	1.1 mi
Forrestdale School	Middle	4–8	1.1 mi
Rumson-Fair Haven Regional High School	High	9–12	1.2 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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