

Duplex (2 Units, Any Combination)

RESIDENTIAL

178 RUMSON RD

RUMSON, NJ 07760

\$6,185,302 TopHap Estimate · \$643 / ft² · confidence 95 · as of Jun 25, 2026



5

BEDS

7.5

BATHS

9,617 ft²

LIVING AREA

3.88 ac

LOT SIZE

1909

YEAR BUILT

2

STORIES

12

ROOMS

4

PARKING

VALUATION

\$6.2M

\$5.9M low

\$6.5M high

Last Sale

\$3,650,000 · Aug 3, 2021

Est. Owner Equity

\$3,685,302

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$51,991 (2025)
Assessed Value	\$5,675,300
Previous Assessed	\$4,956,200
Assessor Market Value	\$5,675,300

PROPERTY FACTS

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

Deck · 1,246 ft²

Shed · 144 ft²

Patio · 64 ft²

CLIMATE RISK

99
FLOOD

26
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 23, 2021	Resale	Deed	\$3,650,000	\$380	\$2.5M
Dec 30, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	1.9 mi
Deane-Porter School	Elementary	PK–3	1.9 mi
Forrestdale School	Middle	4–8	2.0 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	Absentee owner
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