

Single Family Residence

RESIDENTIAL

45 E RIVER RD

RUMSON, NJ 07760

\$1,498,750 TopHap Estimate · \$698 / ft² · confidence 85 · as of Jun 23, 2026



3

BEDS

2

BATHS

2,148 ft²

LIVING AREA

0.23 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.5M

\$1.3M low

\$1.7M high

Last Sale

\$668,000 · Jan 12, 2021

Est. Owner Equity

\$0

Loan-to-Value

287%

TAX & ASSESSMENT

Property Tax	\$10,873 (2025)
Assessed Value	\$1,158,300
Previous Assessed	\$1,036,500
Assessor Market Value	\$1,158,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.23
Construction	Frame (Unspecified)
Cooling	Yes
Pool	No

Deck · 81 ft²

Shed · 96 ft²

CLIMATE RISK

100
FLOOD

22
WILDFIRE

47
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 28, 2020	Resale	Grant Deed	\$668,000	\$311	
Aug 24, 2016	Resale	Grant Deed	\$450,000	\$209	\$383K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.3 mi
Deane-Porter School	Elementary	PK–3	0.3 mi
Rumson-Fair Haven Regional High School	High	9–12	0.5 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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