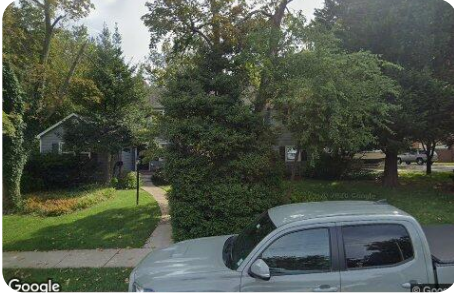


Single Family Residence **RESIDENTIAL**

2 RIVERVIEW AVE

RUMSON, NJ 07760

\$2,068,305 TopHap Estimate · \$671 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

1

BATHS

3,082 ft²

LIVING AREA

0.27 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$2.1M

\$2M low

\$2.2M high

Last Sale

\$950,000 · Feb 8, 2021

Est. Owner Equity

\$1,868,305

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$14,729 (2025)
Assessed Value	\$1,578,500
Previous Assessed	\$1,404,100
Assessor Market Value	\$1,578,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.27
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 564 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
Apr 17, 2026	Financing	Mortgage			\$200K
Dec 28, 2020	Resale	Deed	\$950,000	\$308	\$760K

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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