

Single Family Residence

RESIDENTIAL

2 BELLEVUE AV & WEST RIV

RUMSON, NJ 07760

\$2,890,409 TopHap Estimate · \$762 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

3,794 ft²

LIVING AREA

1.5 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

9

ROOMS

2

PARKING

VALUATION

\$2.9M

\$2.8M low

\$3M high

Last Sale

\$1,599,900 · Dec 15, 2020

Est. Owner Equity

\$2,890,409

TAX & ASSESSMENT

Property Tax	\$21,029 (2025)
Assessed Value	\$2,206,200
Previous Assessed	\$2,004,700
Assessor Market Value	\$2,206,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Shed · 96 ft²

Patio · 264 ft²

Pool house

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
Jan 26, 2022	Financing	Intrafamily Transfer			
Nov 25, 2020	Resale	Grant Deed	\$1,599,900	\$422	
Dec 30, 2008	Resale	Grant Deed	\$1,590,000	\$419	\$1.2M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deane-Porter School	Elementary	PK–3	0.8 mi
Forrestdale School	Middle	4–8	0.9 mi
Rumson-Fair Haven Regional High School	High	9–12	1.0 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
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------