

Single Family Residence **RESIDENTIAL**

55 W RIVER RD

RUMSON, NJ 07760

\$1,608,816 TopHap Estimate · \$704 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,286 ft²

LIVING AREA

0.19 ac

LOT SIZE

1904

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$1.6M

\$1.5M low

\$1.7M high

Last Sale

\$727,500 · Feb 1, 2018

Est. Owner Equity

\$972,816

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$12,929 (2025)
Assessed Value	\$1,408,400
Previous Assessed	\$1,232,500
Assessor Market Value	\$1,408,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.19
Construction	Frame (Unspecified)
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Shed · 144 ft²

Patio · 292 ft²

CLIMATE RISK

40 FLOOD	23 WILDFIRE	47 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 7, 2017	Resale	Grant Deed	\$727,500	\$318	\$636K
Jul 21, 2017	Resale	Grant Deed	\$690,000	\$302	\$549K
Jun 8, 2012	Resale	Grant Deed	\$687,000	\$301	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deane-Porter School	Elementary	PK–3	0.6 mi
Forrestdale School	Middle	4–8	0.6 mi
Rumson-Fair Haven Regional High School	High	9–12	0.7 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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