

Single Family Residence **RESIDENTIAL**

# 175 RUMSON RD

RUMSON, NJ 07760

**\$3,330,290** TopHap Estimate · \$839 / ft² · confidence 92 · as of Jul 14, 2026



**5**  
BEDS

**2.5**  
BATHS

**3,971 ft²**  
LIVING AREA

**2 ac**  
LOT SIZE

**1976**  
YEAR BUILT

**2**  
STORIES

**10**  
ROOMS

**2**  
PARKING

## VALUATION

**\$3.3M**

\$3.1M low

\$3.6M high

Est. Owner Equity

**\$1,930,290**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$27,467 (2025) |
| Assessed Value        | \$2,958,300     |
| Previous Assessed     | \$2,618,400     |
| Assessor Market Value | \$2,958,300     |

## PROPERTY FACTS

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

Deck · 610 ft²

Shed · 96 ft²

## CLIMATE RISK

1

FLOOD

27

WILDFIRE

47

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------------|--------|--------|
| Jun 29, 2016 | Resale    | Grant Deed          | \$1,750,000 | \$441  | \$1.4M |
| Jun 23, 2009 | Quitclaim | Quit Claim Transfer |             |        | \$623K |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Rumson-Fair Haven Regional High School | High       | 9–12   | 1.8 mi   |
| Deane-Porter School                    | Elementary | PK–3   | 1.9 mi   |
| Forrestdale School                     | Middle     | 4–8    | 1.9 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

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>9,274</b><br>POPULATION | <b>\$220K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|