

Single Family Residence **RESIDENTIAL**

44 RIDGE RD

RUMSON, NJ 07760

\$1,812,553 TopHap Estimate · \$646 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1

BATHS

2,807 ft²

LIVING AREA

0.19 ac

LOT SIZE

1904

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$1.8M

\$1.6M low

\$2.1M high

Last Sale

\$1,753,290 · Aug 7, 2025

Est. Owner Equity

\$1,812,553

TAX & ASSESSMENT

Property Tax	\$16,301 (2025)
Assessed Value	\$1,747,500
Previous Assessed	\$1,554,000
Assessor Market Value	\$1,747,500

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	Spa/Hot Tub (Only)

Deck · 272 ft²

Shed · 400 ft²

Patio · 200 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
Aug 4, 2025	Resale	Deed	\$1,753,290	\$625	
Aug 22, 2018	Resale	Grant Deed	\$775,000	\$276	\$620K
Jul 9, 2012	Resale	Grant Deed	\$518,000	\$185	\$414K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.3 mi
Forrestdale School	Middle	4–8	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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