

Single Family Residence **RESIDENTIAL**

60 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$2,021,155 TopHap Estimate · \$743 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

2,721 ft²

LIVING AREA

0.14 ac

LOT SIZE

2022

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$2M

\$1.9M low

\$2.1M high

Last Sale

\$1,750,000 · Apr 25, 2023

Est. Owner Equity

\$2,021,155

TAX & ASSESSMENT

Property Tax	\$20,056 (2025)
Assessed Value	\$2,170,400
Previous Assessed	\$1,911,900
Assessor Market Value	\$2,170,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Patio · 288 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
Mar 2, 2023	Financing	Intrafamily Transfer			
Mar 8, 2023	Resale	Deed	\$1,750,000	\$643	
Apr 8, 2022	Non-arms-length	Deed	\$620,000	\$228	\$1.1M

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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