

Single Family Residence **RESIDENTIAL**

80 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,200,518 TopHap Estimate · \$974 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

1.5
BATHS

1,233 ft²
LIVING AREA

0.17 ac
LOT SIZE

1922
YEAR BUILT

2
STORIES

6
ROOMS

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Last Sale

\$250,000 · Nov 13, 2000

Est. Owner Equity

\$342,561

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$10,151 (2025)
Assessed Value	\$1,057,200
Previous Assessed	\$967,700
Assessor Market Value	\$1,057,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.17
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

Shed · 96 ft²

Patio · 480 ft²

CLIMATE RISK

1
FLOOD

25
WILDFIRE

47
DROUGHT

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

ASSIGNED SCHOOLS

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------