

Single Family Residence **RESIDENTIAL**

26 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,586,738 TopHap Estimate · \$679 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

2,336 ft²

LIVING AREA

0.16 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

\$1.6M

\$1.4M low

\$1.8M high

Last Sale

\$600,000 · Oct 31, 2001

Est. Owner Equity

\$951,738

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$13,976 (2025)
Assessed Value	\$1,443,700
Previous Assessed	\$1,332,300
Assessor Market Value	\$1,443,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	Spa/Hot Tub (Only)

Deck · 227 ft²

Patio · 454 ft²

CLIMATE RISK

100
FLOOD

20
WILDFIRE

47
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2017	Recorded document	Grant Deed			
Nov 17, 2015	Recorded document	Grant Deed			
Oct 5, 2001	Resale	Grant Deed	\$600,000	\$257	\$480K
Jun 20, 2000	Resale	Grant Deed	\$114,900	\$49	
Jun 5, 2000	Non-arms-length	Trustees Deed	\$115,100	\$49	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.3 mi
Deane-Porter School	Elementary	PK–3	0.4 mi
Rumson-Fair Haven Regional High School	High	9–12	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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