

Single Family Residence **RESIDENTIAL**

86 RUMSON RD

RUMSON, NJ 07760

\$4,994,595 TopHap Estimate · \$422 / ft² · confidence 71 · as of Jul 14, 2026



7

BEDS

3.5

BATHS

11,840 ft²

LIVING AREA

4.41 ac

LOT SIZE

1879

YEAR BUILT

2

STORIES

15

ROOMS

2

PARKING

VALUATION

\$5M

\$3.5M low

\$6.4M high

Last Sale

\$1,900,000 · Aug 4, 2017

Est. Owner Equity

\$2,524,595

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$53,357 (2025)
Assessed Value	\$5,930,000
Previous Assessed	\$5,086,500
Assessor Market Value	\$5,930,000

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, Built-in
Pool	Yes

Deck · 856 ft²

Patio · 336 ft²

CLIMATE RISK

6

FLOOD

26

WILDFIRE

47

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2018	Quitclaim	Quit Claim Transfer			
Jul 7, 2017	Resale	Grant Deed	\$1,900,000	\$160	\$1.5M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.5 mi
Forrestdale School	Middle	4–8	0.7 mi
Deane-Porter School	Elementary	PK–3	0.7 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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