

Single Family Residence **RESIDENTIAL**

93 W RIVER RD

RUMSON, NJ 07760

\$1,841,095 TopHap Estimate · \$737 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

2.5

BATHS

2,499 ft²

LIVING AREA

0.76 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.8M

\$1.7M low

\$1.9M high

Last Sale

\$960,000 · Oct 22, 2021

Est. Owner Equity

\$818,295

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$12,596 (2025)
Assessed Value	\$1,306,000
Previous Assessed	\$1,200,800
Assessor Market Value	\$1,306,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.76
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck · 440 ft²

CLIMATE RISK

1
FLOOD

25
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 17, 2021	Resale	Deed	\$960,000	\$384	\$822K
Jun 15, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deane-Porter School	Elementary	PK–3	1.0 mi
Forrestdale School	Middle	4–8	1.1 mi
Rumson-Fair Haven Regional High School	High	9–12	1.1 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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