

Single Family Residence **RESIDENTIAL**

94 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,646,018 TopHap Estimate · \$737 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,232 ft²

LIVING AREA

0.17 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

8

ROOMS

1

PARKING

VALUATION

\$1.6M

\$1.6M low

\$1.7M high

Last Sale

\$868,000 · Jul 19, 2018

Est. Owner Equity

\$971,018

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$12,965 (2025)
Assessed Value	\$1,374,900
Previous Assessed	\$1,235,900
Assessor Market Value	\$1,374,900

PROPERTY FACTS

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

Deck · 112 ft²

Patio · 480 ft²

CLIMATE RISK

1
FLOOD

26
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 29, 2018	Resale	Grant Deed	\$868,000	\$389	\$694K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rumson-Fair Haven Regional High School	High	9–12	0.3 mi
Forrestdale School	Middle	4–8	0.4 mi
Deane-Porter School	Elementary	PK–3	0.5 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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