

Single Family Residence **RESIDENTIAL**

95 W RIVER RD

RUMSON, NJ 07760

\$2,354,850 TopHap Estimate · \$1,000 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

2,356 ft²

LIVING AREA

0.76 ac

LOT SIZE

1952

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$2.4M

\$2.1M low

\$2.6M high

Last Sale

\$1,475,000 · May 17, 2024

Est. Owner Equity

\$984,850

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$14,978 (2025)
Assessed Value	\$1,869,200
Previous Assessed	\$1,427,800
Assessor Market Value	\$1,869,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.76
Construction	Frame (Unspecified)
Cooling	Yes
Fireplace	Yes
Garage	Garage, Built-in
Pool	Spa/Hot Tub (Only)

Deck · 30 ft²

Patio · 660 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
May 15, 2024	Resale	Deed	\$1,475,000	\$626	\$1.2M
Jun 7, 2021	Resale	Deed	\$990,000	\$420	\$822K

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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