

Single Family Residence

RESIDENTIAL

12 RIVERVIEW AVE

RUMSON, NJ 07760

\$930,614 TopHap Estimate · \$999 / ft² · confidence 95 · as of Jul 14, 2026



2

BEDS

1

BATHS

932 ft²

LIVING AREA

0.11 ac

LOT SIZE

1951

YEAR BUILT

1

STORIES

4

ROOMS

1

PARKING

VALUATION

\$931K

\$883K low

\$979K high

Last Sale

\$550,000 · Aug 18, 2017

Est. Owner Equity

\$443,114

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$8,902 (2025)
Assessed Value	\$942,700
Previous Assessed	\$848,600
Assessor Market Value	\$942,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.12
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Attached
Pool	No

Patio · 196 ft²

CLIMATE RISK

100
FLOOD

24
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
Jul 8, 2014	Resale	Grant Deed	\$370,000	\$397	\$278K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.3 mi
Rumson-Fair Haven Regional High School	High	9–12	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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