

Duplex (2 Units, Any Combination)

**RESIDENTIAL**

# 147 RUMSON RD

RUMSON, NJ 07760

**\$7,136,375** TopHap Estimate · \$495 / ft<sup>2</sup> · confidence 70 · as of Jun 25, 2026



**7**

BEDS

**5**

BATHS

**14,405 ft<sup>2</sup>**

LIVING AREA

**4.86 ac**

LOT SIZE

**1904**

YEAR BUILT

**2**

STORIES

**17**

ROOMS

**8**

PARKING

## VALUATION

**\$7.1M**

\$5M low

\$9.3M high

Last Sale

**\$900,000 · Feb 22, 1999**

Est. Owner Equity

**\$6,198,375**

Loan-to-Value

**13%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$81,031 (2025) |
| Assessed Value        | \$8,825,400     |
| Previous Assessed     | \$7,724,600     |
| Assessor Market Value | \$8,825,400     |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Duplex Single                     |
| County        | MONMOUTH                          |
| Construction  | Frame (Unspecified)               |
| Heating       | Forced Air With Air Conditioning  |
| Cooling       | Yes                               |
| Fireplace     | Yes                               |
| Pool          | Yes                               |

Shed · 790 ft²

Patio · 1,450 ft²

## CLIMATE RISK

41  
FLOOD

27  
WILDFIRE

47  
DROUGHT

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

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| Rumson-Fair Haven Regional High School | High       | 9–12   | 1.3 mi   |
| Deane-Porter School                    | Elementary | PK–3   | 1.4 mi   |
| Forrestdale School                     | Middle     | 4–8    | 1.5 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

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>59</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>9,274</b><br>POPULATION | <b>\$220K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|