

Single Family Residence **RESIDENTIAL**

44 E RIVER RD

RUMSON, NJ 07760

\$3,275,199 TopHap Estimate · \$1,266 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

2,588 ft²

LIVING AREA

1.38 ac

LOT SIZE

1960

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$3.3M

\$2.8M low

\$3.7M high

Last Sale

\$1,800,000 · Jan 26, 2009

Est. Owner Equity

\$2,275,199

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$41,994 (2025)
Assessed Value	\$4,508,800
Previous Assessed	\$4,003,200
Assessor Market Value	\$4,508,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 1,108 ft²

Patio · 154 ft²

CLIMATE RISK

100 FLOOD	22 WILDFIRE	47 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 16, 2009	Resale	Grant Deed	\$1,800,000	\$696	\$110K
Dec 14, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.4 mi
Deane-Porter School	Elementary	PK–3	0.4 mi
Rumson-Fair Haven Regional High School	High	9–12	0.6 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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