

Single Family Residence

**RESIDENTIAL**

# 31 ROBIN RD

RUMSON, NJ 07760

**\$1,666,490** TopHap Estimate · \$489 / ft<sup>2</sup> · confidence 67 · as of Jul 14, 2026



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**2**

BEDS

**2**

BATHS

**3,410 ft<sup>2</sup>**

LIVING AREA

**0.27 ac**

LOT SIZE

**2023**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$1.7M**

**\$1.1M low**

**\$2.2M high**

Last Sale

**\$1,255,000 · Aug 10, 2022**

Est. Owner Equity

**\$389,490**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$30,890 (2025) |
| Assessed Value        | \$3,389,900     |
| Previous Assessed     | \$2,944,700     |
| Assessor Market Value | \$3,389,900     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | MONMOUTH                |
| Lot (acres)   | 0.27                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Shingle                 |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## 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       | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|-----------------------|-------------|--------------------|--------|
| Jul 25, 2022 | Resale    | Bargain And Sale Deed | \$1,255,000 | \$368              | \$753K |
| Feb 23, 2022 | Financing | Intrafamily Transfer  |             |                    |        |
| Feb 23, 2022 | Financing | Intrafamily Transfer  |             |                    |        |
| Oct 23, 2006 | Quitclaim | Quit Claim Transfer   |             |                    |        |

## ASSIGNED SCHOOLS

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

District: Rumson Borough School District



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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> |
|-----------|-----------------------|