

Single Family Residence

RESIDENTIAL

22 ROBIN RD

RUMSON, NJ 07760

\$1,296,500 TopHap Estimate · \$670 / ft² · confidence 85 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,936 ft²

LIVING AREA

0.35 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

8

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.5M high

Last Sale

\$1,020,000 · Nov 30, 2020

Est. Owner Equity

\$846,500

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$15,646 (2025)
Assessed Value	\$1,681,200
Previous Assessed	\$1,491,500
Assessor Market Value	\$1,681,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.35
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 554 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
Nov 12, 2020	Resale	Grant Deed	\$1,020,000	\$527	\$450K

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

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	Absentee owner
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