

Single Family Residence **RESIDENTIAL**

51 AVENUE OF TWO RIVERS

RUMSON, NJ 07760

\$1,689,702 TopHap Estimate · \$814 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,077 ft²

LIVING AREA

0.16 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$1.7M

\$1.6M low

\$1.8M high

Last Sale

\$760,000 · Nov 7, 2019

Est. Owner Equity

\$1,289,702

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$11,477 (2025)
Assessed Value	\$1,214,600
Previous Assessed	\$1,094,100
Assessor Market Value	\$1,214,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.16
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Spa/Hot Tub (Only)

Patio · 224 ft²

CLIMATE RISK

99
FLOOD

24
WILDFIRE

47
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 25, 2019	Resale	Grant Deed	\$760,000	\$366	\$300K
Oct 8, 2016	Resale	Grant Deed	\$729,000	\$351	\$583K
Oct 17, 2008	Resale	Grant Deed	\$675,000	\$325	\$670K
Jul 15, 2005	Resale	Grant Deed	\$637,500	\$307	\$510K
Jan 18, 2005	Financing	Trustees Deed			\$425K

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	0.4 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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