

Single Family Residence **RESIDENTIAL**

70 E RIVER RD

RUMSON, NJ 07760

\$8,070,108 TopHap Estimate · \$1,238 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

6,517 ft²

LIVING AREA

1.35 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

11

ROOMS

4

PARKING

VALUATION

\$8.1M

\$7.6M low

\$8.5M high

Last Sale

\$4,500,000 · Dec 13, 2019

Est. Owner Equity

\$8,070,108

TAX & ASSESSMENT

Property Tax	\$68,757 (2025)
Assessed Value	\$7,494,300
Previous Assessed	\$6,554,500
Assessor Market Value	\$7,494,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Construction	Frame (Unspecified)
Roof	Wood Shingle
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	Yes

- Sauna
- Deck · 198 ft²
- Patio · 893 ft²
- Boat access

CLIMATE RISK

100 FLOOD	21 WILDFIRE	47 DROUGHT
--------------	----------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 5, 2019	Resale	Grant Deed	\$4,500,000	\$691	
Jun 27, 2011	Resale	Grant Deed	\$2,600,000	\$399	\$1.8M
Jul 15, 2005	Resale	Grant Deed	\$2,850,000	\$437	\$2.9M

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
--------------------------	-----------------------------	----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------