

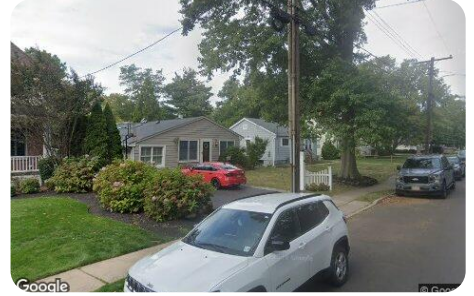
Single Family Residence

RESIDENTIAL

12 FORREST AVE

RUMSON, NJ 07760

\$2,017,979 TopHap Estimate · \$724 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,786 ft²

LIVING AREA

0.18 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

9

ROOMS

VALUATION

\$2M

\$1.9M low

\$2.1M high

Last Sale

\$1,995,000 · Mar 5, 2026

Est. Owner Equity

\$672,979

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$16,660 (2025)
Assessed Value	\$1,787,000
Previous Assessed	\$1,588,200
Assessor Market Value	\$1,787,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.18
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	Spa/Hot Tub (Only)

Deck · 274 ft²

CLIMATE RISK

95
FLOOD

23
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
Feb 24, 2026	Resale	Deed	\$1,995,000	\$716	\$1.3M
Mar 26, 2018	Quitclaim	Quit Claim Transfer			
Dec 1, 2016	Resale	Grant Deed	\$1,154,000	\$414	\$350K
Sep 4, 2007	Resale	Grant Deed	\$1,250,000	\$449	\$417K
Oct 11, 2006	Resale	Grant Deed	\$550,000	\$197	

ASSIGNED SCHOOLS

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

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

OWNERSHIP

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