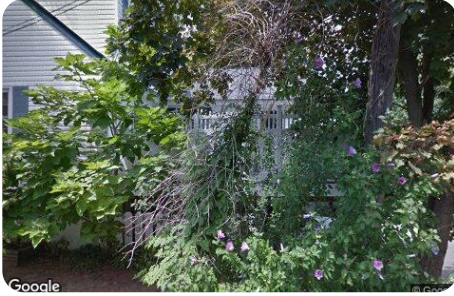


Single Family Residence **RESIDENTIAL**

90 E RIVER RD

RUMSON, NJ 07760

\$1,271,000 TopHap Estimate · \$773 / ft² · confidence 85 · as of Jun 23, 2026



4

BEDS

3

BATHS

1,644 ft²

LIVING AREA

0.14 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$1.3M

\$1.1M low

\$1.5M high

Last Sale

\$740,000 · May 15, 2006

Est. Owner Equity

\$331,320

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$9,915 (2025)
Assessed Value	\$1,037,900
Previous Assessed	\$945,200
Assessor Market Value	\$1,037,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONMOUTH
Lot (acres)	0.14
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck · 216 ft²

Shed · 80 ft²

CLIMATE RISK

100
FLOOD

20
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
Mar 31, 2021	Resale	Bargain And Sale Deed	\$825,000	\$502	\$784K
May 1, 2006	Resale	Grant Deed	\$740,000	\$450	\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Forrestdale School	Middle	4–8	0.2 mi
Deane-Porter School	Elementary	PK–3	0.3 mi
Rumson-Fair Haven Regional High School	High	9–12	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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