

Single Family Residence **RESIDENTIAL**

88 E RIVER RD

RUMSON, NJ 07760

\$1,046,035 TopHap Estimate · \$614 / ft² · confidence 79 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,704 ft²

LIVING AREA

0.14 ac

LOT SIZE

1952

YEAR BUILT

1

STORIES

7

ROOMS

1

PARKING

VALUATION

\$1M

\$828K low

\$1.3M high

Last Sale

\$1,025,000 · Dec 17, 2025

Est. Owner Equity

\$107,392

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$9,498 (2025)
Assessed Value	\$994,700
Previous Assessed	\$905,400
Assessor Market Value	\$994,700

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
Garage	Garage, Basement
Pool	No

Deck · 324 ft²

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 3, 2025	Resale	Deed	\$1,025,000	\$602	\$939K
Mar 10, 2025	Financing	Intrafamily Transfer			
Apr 7, 2006	Resale	Grant Deed	\$550,000	\$323	

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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