

Single Family Residence **RESIDENTIAL**

39 E RIVER RD

RUMSON, NJ 07760

\$1,803,256 TopHap Estimate · \$779 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

1

BATHS

2,316 ft²

LIVING AREA

0.2 ac

LOT SIZE

1924

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$1.8M

\$1.7M low

\$1.9M high

Last Sale

\$1,788,000 · May 12, 2026

Est. Owner Equity

\$372,856

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$11,808 (2025)
Assessed Value	\$1,265,900
Previous Assessed	\$1,125,600
Assessor Market Value	\$1,265,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONMOUTH
Lot (acres)	0.20
Construction	Frame (Unspecified)
Cooling	Yes
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Shed · 160 ft²

Patio · 180 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
Apr 28, 2026	Resale	Deed	\$1,788,000	\$772	\$1.4M
Jul 1, 2020	Resale	Grant Deed	\$850,000	\$367	\$456K
Mar 13, 2017	Resale	Grant Deed	\$750,000	\$324	
Mar 27, 2006	Non-arms-length	Grant Deed	\$195,000	\$84	\$397K

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

OWNERSHIP

Occupancy	Owner occupied
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