

Single Family Residence **RESIDENTIAL**

40 RANCOCAS AVE

CLEMENTON, NJ 08021

\$254,919 TopHap Estimate · \$183 / ft² · confidence 95 · as of Jul 14, 2026



1,396 ft²
LIVING AREA

0.23 ac
LOT SIZE

1930
YEAR BUILT

1
STORIES

VALUATION

\$255K

\$243K low

\$267K high

Last Sale

\$350,000 · Aug 20, 2024

Est. Owner Equity

\$0

Loan-to-Value

147%

TAX & ASSESSMENT

Property Tax	\$8,200 (2025)
Assessed Value	\$171,700
Previous Assessed	\$171,700
Assessor Market Value	\$171,700

PROPERTY FACTS

Property Type	Single Family Residence
County	CAMDEN
Lot (acres)	0.23
Construction	Frame (Unspecified)
Pool	No

CLIMATE RISK

62 FLOOD	36 WILDFIRE	33 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 10, 2024	Resale	Deed	\$350,000	\$251	\$354K
Jan 3, 2020	Resale	Deed	\$147,000	\$105	\$143K
Mar 4, 2019	Resale	Grant Deed	\$58,750	\$42	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clementon Elementary School	Elementary	PK–8	1.1 mi
Overbrook High School	High	9–12	1.5 mi

District: Clementon 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 08021

119 CRIME INDEX	94 AIR POLLUTION	49,974 POPULATION	\$67K MEDIAN IN-COME	55°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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