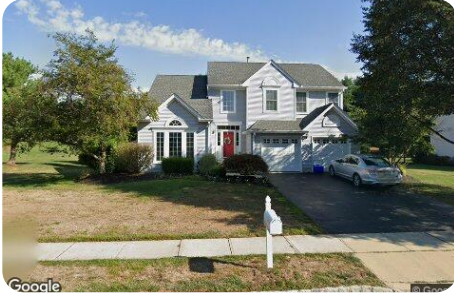


Single Family Residence **RESIDENTIAL**

46 HIBISCUS LN

ROBBINSVILLE, NJ 08691

\$723,246 TopHap Estimate · \$291 / ft² · confidence 92 · as of Jul 14, 2026



2,486 ft²
LIVING AREA

0.41 ac
LOT SIZE

1992
YEAR BUILT

VALUATION

\$723K

\$667K low

\$779K high

Last Sale

\$259,000 · Jun 15, 1999

Est. Owner Equity

\$545,531

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$15,951 (2025)
Assessed Value	\$457,300
Previous Assessed	\$457,300
Assessor Market Value	\$457,300

PROPERTY FACTS

Property Type	Single Family Residence
County	MERCER
Lot (acres)	0.41
Pool	No

CLIMATE RISK

1 FLOOD	31 WILDFIRE	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pond Road Middle School	Middle	5–8	1.9 mi
Robbinsville High School	High	9–12	2.0 mi
Sharon Elementary School	Elementary	PK–4	2.3 mi

District: Robbinsville Public Schools

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 08691

35 CRIME INDEX	93 AIR POLLUTION	18,463 POPULATION	\$144K 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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