

Single Family Residence

RESIDENTIAL

40 RIVER RUN

LAWNSIDE, NJ 08045

\$895,000 TopHap Estimate · \$178 / ft² · confidence 94 · as of Jul 14, 2026



5,028 ft²
LIVING AREA

0.31 ac
LOT SIZE

2006
YEAR BUILT

VALUATION

\$895K

\$842K low

\$948K high

Last Sale

\$178,500 · Jan 28, 2019

Est. Owner Equity

\$895,000

TAX & ASSESSMENT

Property Tax	\$10,191 (2025)
Assessed Value	\$209,000
Previous Assessed	\$209,000
Assessor Market Value	\$209,000

PROPERTY FACTS

Property Type	Single Family Residence
County	CAMDEN
Lot (acres)	0.31
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 5, 2018	Resale	Grant Deed	\$178,500	\$36	
Feb 1, 2016	Recorded document	Trustees Deed			
Aug 4, 2006	Resale	Grant Deed	\$557,410	\$111	\$446K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lawnside School	Elementary	PK–8	0.3 mi
Haddon Heights Junior/Senior High School	High	7–12	2.2 mi

District: Lawnside 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 08045

115 CRIME INDEX	91 AIR POLLUTION	2,974 POPULATION	\$77K MEDIAN IN-COME	55°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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