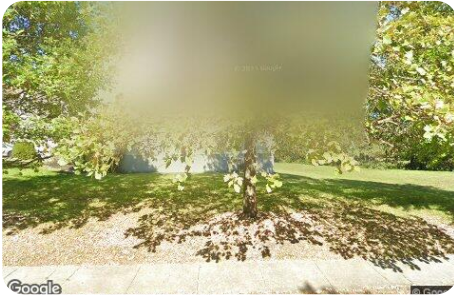


Single Family Residence **RESIDENTIAL**

6 RIVER RUN

LAWNSIDE, NJ 08045

\$685,272 TopHap Estimate · \$139 / ft² · confidence 86 · as of Jul 14, 2026



4,947 ft²
LIVING AREA

0.59 ac
LOT SIZE

2006
YEAR BUILT

VALUATION

\$685K

\$589K low

\$782K high

Last Sale

\$640,000 · Apr 17, 2025

Est. Owner Equity

\$173,272

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$15,788 (2025)
Assessed Value	\$356,600
Previous Assessed	\$323,800
Assessor Market Value	\$356,600

PROPERTY FACTS

Property Type	Single Family Residence
County	CAMDEN
Lot (acres)	0.59
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 2, 2025	Resale	Deed	\$640,000	\$129	\$512K
May 15, 2024	Non-arms-length	Sheriffs Deed	\$416,000	\$84	
Apr 27, 2006	Resale	Grant Deed	\$584,000	\$118	\$467K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lawnside School	Elementary	PK–8	0.4 mi
Haddon Heights Junior/Senior High School	High	7–12	2.0 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	Owner occupied
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