

Single Family Residence

RESIDENTIAL

44 RIVER RUN

LAWNSIDE, NJ 08045

\$684,437 TopHap Estimate · \$193 / ft² · confidence 91 · as of Jul 14, 2026



3,549 ft²
LIVING AREA

0.22 ac
LOT SIZE

2007
YEAR BUILT

VALUATION

\$684K

\$625K low

\$744K high

Last Sale

\$430,000 · Mar 25, 2022

Est. Owner Equity

\$275,937

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$14,974 (2025)
Assessed Value	\$307,100
Previous Assessed	\$307,100
Assessor Market Value	\$307,100

PROPERTY FACTS

Property Type	Single Family Residence
County	CAMDEN
Lot (acres)	0.22
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 8, 2022	Financing	Correction Deed			
Feb 4, 2022	Resale	Deed	\$430,000	\$121	\$409K
Mar 2, 2007	Resale	Grant Deed	\$457,240	\$129	\$366K

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	Owner occupied
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