

Single Family Residence

**RESIDENTIAL**

# 817 RANCOCAS AVE

RIVERSIDE, NJ 08075

**\$358,003** TopHap Estimate · \$257 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**1,392 ft<sup>2</sup>**  
LIVING AREA

**0.25 ac**  
LOT SIZE

**1957**  
YEAR BUILT

## VALUATION

**\$358K**

\$320K low

\$396K high

Last Sale

**\$195,000 · Jun 18, 2008**

Est. Owner Equity

**\$256,003**

Loan-to-Value

**29%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,538 (2025) |
| Assessed Value        | \$177,400      |
| Previous Assessed     | \$177,400      |
| Assessor Market Value | \$177,400      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | BURLINGTON              |
| Lot (acres)   | 0.25                    |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|-------------|--------|------------|-----------|--------------------|--------|
| Jun 5, 2008 | Resale | Grant Deed | \$195,000 | \$140              | \$102K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Riverside Elementary School | Elementary | PK–5   | 0.5 mi   |
| Riverside Middle School     | Middle     | 6–8    | 0.5 mi   |
| Riverside High School       | High       | 9–12   | 0.5 mi   |

District: Riverside Township 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 08075**

|                          |                             |                             |                                    |                         |                        |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>95</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>30,560</b><br>POPULATION | <b>\$98K</b><br>MEDIAN IN-<br>COME | <b>55°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|