

Single Family Residence **RESIDENTIAL**

13 RANCOCAS AVE

CLEMENTON, NJ 08021

\$225,000 TopHap Estimate · \$299 / ft² · confidence 78 · as of Jul 14, 2026



752 ft²
LIVING AREA

0.13 ac
LOT SIZE

1935
YEAR BUILT

1
STORIES

VALUATION

\$225K

\$176K low

\$274K high

Last Sale

\$145,000 · Aug 15, 2023

Est. Owner Equity

\$74,350

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,093 (2025)
Assessed Value	\$85,700
Previous Assessed	\$85,700
Assessor Market Value	\$85,700

PROPERTY FACTS

Property Type	Single Family Residence
County	CAMDEN
Lot (acres)	0.13
Construction	Frame (Unspecified)
Pool	No

CLIMATE RISK

1
FLOOD

35
WILDFIRE

33
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 21, 2023	Resale	Deed	\$145,000	\$193	\$141K
Jun 11, 2020	Resale	Deed	\$105,000	\$140	\$106K
Dec 30, 2008	Resale	Grant Deed	\$121,000	\$161	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clementon Elementary School	Elementary	PK–8	1.0 mi
Overbrook High School	High	9–12	1.6 mi

District: Clementon 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 08021

119 CRIME INDEX	94 AIR POLLUTION	49,974 POPULATION	\$67K 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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