

Single Family Residence **RESIDENTIAL**

44 HIBISCUS LN

ROBBINSVILLE, NJ 08691

\$778,273 TopHap Estimate · \$320 / ft² · confidence 95 · as of Jul 14, 2026



2,429 ft²
LIVING AREA

0.36 ac
LOT SIZE

1992
YEAR BUILT

VALUATION

\$778K

\$740K low

\$816K high

Last Sale

\$485,000 · Mar 30, 2005

Est. Owner Equity

\$520,273

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$16,910 (2025)
Assessed Value	\$484,800
Previous Assessed	\$484,800
Assessor Market Value	\$484,800

PROPERTY FACTS

Property Type	Single Family Residence
County	MERCER
Lot (acres)	0.36
Pool	No

CLIMATE RISK

1 FLOOD	31 WILDFIRE	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 25, 2005	Resale	Grant Deed	\$485,000	\$200	\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pond Road Middle School	Middle	5–8	1.9 mi
Robbinsville High School	High	9–12	2.0 mi
Sharon Elementary School	Elementary	PK–4	2.3 mi

District: Robbinsville Public Schools

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 08691

35 CRIME INDEX	93 AIR POLLUTION	18,463 POPULATION	\$144K MEDIAN IN-COME	53°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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