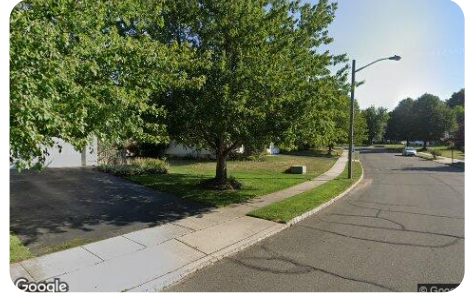
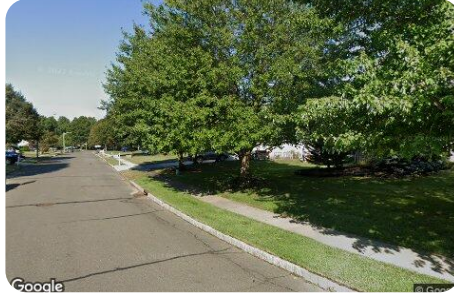
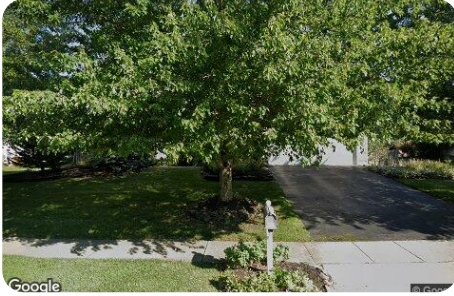


Single Family Residence **RESIDENTIAL**

# 47 HIBISCUS LN

ROBBINSVILLE, NJ 08691

**\$840,027** TopHap Estimate · \$434 / ft² · confidence 90 · as of Jul 14, 2026



**1,936 ft²**  
LIVING AREA

**0.36 ac**  
LOT SIZE

**1993**  
YEAR BUILT

## VALUATION

**\$840K**

\$758K low

\$922K high

Last Sale

**\$825,000 · Jun 27, 2024**

Est. Owner Equity

**\$177,027**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$14,235 (2025) |
| Assessed Value        | \$408,100       |
| Previous Assessed     | \$408,100       |
| Assessor Market Value | \$408,100       |

## PROPERTY FACTS

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

## CLIMATE RISK

|            |                |               |
|------------|----------------|---------------|
| 1<br>FLOOD | 31<br>WILDFIRE | 21<br>DROUGHT |
|------------|----------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------------|-----------|--------------------|--------|
| Jun 19, 2024 | Resale | Deed       | \$825,000 | \$426              | \$660K |
| Jan 28, 2005 | Resale | Grant Deed | \$457,000 | \$236              | \$334K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>35</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>18,463</b><br>POPULATION | <b>\$144K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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