

Single Family Residence **RESIDENTIAL**

42 HIBISCUS LN

ROBBINSVILLE, NJ 08691

\$760,998 TopHap Estimate · \$306 / ft² · confidence 93 · as of Jul 14, 2026



2,486 ft²
LIVING AREA

0.4 ac
LOT SIZE

1992
YEAR BUILT

VALUATION

\$761K

\$708K low

\$814K high

Last Sale

\$340,200 · Nov 1, 2000

Est. Owner Equity

\$190,998

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$16,568 (2025)
Assessed Value	\$475,000
Previous Assessed	\$475,000
Assessor Market Value	\$475,000

PROPERTY FACTS

Property Type	Single Family Residence
County	MERCER
Lot (acres)	0.40
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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Pond Road Middle School	Middle	5–8	1.8 mi
Robbinsville High School	High	9–12	1.9 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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