

Single Family Residence **RESIDENTIAL**

# 734 RUTLAND CT

SEWELL, NJ 08080

**\$271,526** TopHap Estimate · \$253 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026

**1,072 ft<sup>2</sup>**  
LIVING AREA

**776 ft<sup>2</sup>**  
LOT SIZE

**1995**  
YEAR BUILT

## VALUATION

**\$272K**

\$262K low

\$281K high

Last Sale

**\$75,532 · Nov 27, 2001**

Est. Owner Equity

**\$0**

Loan-to-Value

**113%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$5,640 (2025)</b> |
| Assessed Value        | <b>\$146,200</b>      |
| Previous Assessed     | <b>\$146,200</b>      |
| Assessor Market Value | <b>\$146,200</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Condo/Apartment         |
| County        | GLOUCESTER              |
| Lot (acres)   | 0.02                    |
| Pool          | No                      |

## CLIMATE RISK

|                   |                       |                   |                    |                      |
|-------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>1</b><br>FLOOD | <b>26</b><br>WILDFIRE | <b>72</b><br>HEAT | <b>86</b><br>STORM | <b>33</b><br>DROUGHT |
|-------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------------|---------------|-----------|--------------------|-------|
| Nov 27, 2001 | Resale          | Grant Deed    | \$75,530  | \$70               | \$73K |
| May 17, 2001 | Non-arms-length | Trustees Deed | \$84,938  | \$79               |       |
| Oct 6, 1995  | Resale          | Grant Deed    | \$103,146 | \$96               | \$99K |
| Aug 31, 1995 | Resale          | Grant Deed    | \$84,226  | \$79               | \$75K |
| Aug 24, 1995 | Resale          | Grant Deed    | \$81,928  | \$76               | \$80K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Chestnut Ridge Middle School    | Middle     | 6–8    | 0.4 mi   |
| Hurffville Elementary School    | Elementary | 1–5    | 0.6 mi   |
| Washington Township High School | High       | 9–12   | 1.4 mi   |

District: Washington 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 08080

|                                      |                                        |                                         |                                             |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>93</div> <div>AIR POLLUTION</div> | <div>42,430</div> <div>POPULATION</div> | <div>\$115K</div> <div>MEDIAN IN-COME</div> | <div>55°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|