

Single Family Residence **RESIDENTIAL**

45 RANCOCAS AVE
CLEMENTON, NJ 08021



1,442 ft²
LIVING AREA

0.23 ac
LOT SIZE

1920
YEAR BUILT

1
STORIES

VALUATION

Last Sale **\$170,000 · Feb 2, 2006**

TAX & ASSESSMENT

Property Tax	\$6,228 (2025)
Assessed Value	\$130,400
Previous Assessed	\$130,400
Assessor Market Value	\$130,400

PROPERTY FACTS

Property Type	Single Family Residence
County	CAMDEN
Lot (acres)	0.23
Construction	Frame (Unspecified)
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 1, 2009	Quitclaim	Quit Claim Transfer			
Jan 6, 2006	Resale	Grant Deed	\$170,000	\$118	\$140K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clementon Elementary School	Elementary	PK–8	1.0 mi
Overbrook High School	High	9–12	1.5 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