

Single Family Residence **RESIDENTIAL**

# 8 RUCKER RD

RICHBORO, PA 18954

**\$722,821** TopHap Estimate · \$290 / ft² · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,495 ft²**

LIVING AREA

**0.59 ac**

LOT SIZE

**1984**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

## VALUATION

**\$723K**

\$671K low

\$775K high

Last Sale

**\$107,000 · Nov 13, 1984**

Est. Owner Equity

**\$485,323**

Loan-to-Value

**33%**

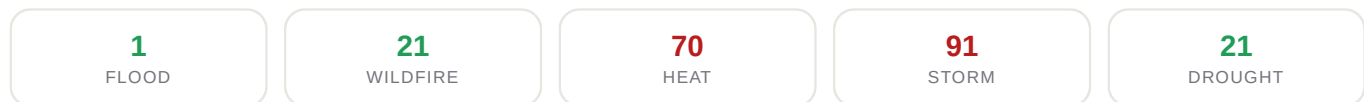
## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,109 (2025) |
| Assessed Value    | \$40,400       |
| Previous Assessed | \$40,400       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | BUCKS                   |
| Lot (acres)   | 0.58                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------|----------------------|-------|--------------------|--------|
| Oct 5, 2021 | Financing | Intrafamily Transfer |       |                    | \$130K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Churchville Elementary School  | Elementary | KG–6   | 1.5 mi   |
| Council Rock High School South | High       | 9–12   | 2.0 mi   |
| Holland Middle School          | Middle     | 7–8    | 2.7 mi   |

District: Council Rock 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 18954

|                                     |                                        |                                         |                                             |                                     |                                    |
|-------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>6</div> <div>CRIME INDEX</div> | <div>97</div> <div>AIR POLLUTION</div> | <div>10,281</div> <div>POPULATION</div> | <div>\$155K</div> <div>MEDIAN IN-COME</div> | <div>53°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|-------------------------------------|----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|