

Townhouse **RESIDENTIAL**

323 RACE ST

PERKASIE, PA 18944

\$296,407 TopHap Estimate · \$201 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,476 ft²

LIVING AREA

2,880 ft²

LOT SIZE

1910

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$296K

\$284K low

\$309K high

Last Sale

\$189,500 · Oct 24, 2017

Est. Owner Equity

\$176,407

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$2,820 (2025)
Assessed Value	\$16,400
Previous Assessed	\$16,400

PROPERTY FACTS

Property Type	Townhouse
County	BUCKS
Lot (acres)	0.07
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Yes
Cooling	Yes
Pool	No

CLIMATE RISK

1 FLOOD	6 WILDFIRE	70 HEAT	97 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 17, 2017	Resale	Grant Deed	\$189,500	\$128	
Sep 7, 2017	Non-arms-length	Trustees Deed	\$136,000	\$92	
Apr 30, 2012	Resale	Deed	\$170,000	\$115	\$173K
Nov 4, 2009	Quitclaim	Quit Claim Transfer			\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Patricia A. Guth Elementary School	Elementary	KG–5	0.4 mi
South Middle School	Middle	6–8	1.0 mi
Pennridge High School	High	9–12	1.2 mi

District: Pennridge 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 18944

86 CRIME INDEX	91 AIR POLLUTION	28,208 POPULATION	\$120K MEDIAN IN-COME	52°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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