

Single Family Residence **RESIDENTIAL**

# 46 RUCKER RD

RICHBORO, PA 18954

**\$750,539** TopHap Estimate · \$275 / ft² · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,730 ft²**

LIVING AREA

**0.48 ac**

LOT SIZE

**1984**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

## VALUATION

**\$751K**

**\$713K low**

**\$788K high**

Last Sale

**\$710,000 · Nov 26, 2024**

Est. Owner Equity

**\$750,539**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$8,157 (2025) |
| Assessed Value    | \$40,640       |
| Previous Assessed | \$40,640       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | BUCKS                   |
| Lot (acres)   | 0.48                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 22<br>WILDFIRE | 70<br>HEAT | 91<br>STORM | 21<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------|-----------|--------|--------|
| Nov 25, 2024 | Resale    | Deed       | \$710,000 | \$260  |        |
| May 28, 1999 | Financing | Grant Deed |           |        | \$750K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Churchville Elementary School  | Elementary | KG–6   | 1.6 mi   |
| Council Rock High School South | High       | 9–12   | 2.2 mi   |
| Holland Middle School          | Middle     | 7–8    | 2.9 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

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

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|