

Single Family Residence **RESIDENTIAL**

5 RACHEL RD

RICHBORO, PA 18954

\$658,908 TopHap Estimate · \$291 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,266 ft²

LIVING AREA

0.28 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$659K

\$631K low

\$686K high

Last Sale

\$463,000 · Dec 27, 2019

Est. Owner Equity

\$395,908

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$8,350 (2025)
Assessed Value	\$41,600
Previous Assessed	\$41,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	BUCKS
Lot (acres)	0.28
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

22
WILDFIRE

70
HEAT

91
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 16, 2019	Resale	Deed	\$463,000	\$204	\$263K
Sep 6, 2018	Resale	Grant Deed	\$335,700	\$148	
Feb 2, 2018	Non-arms-length	Trustees Deed	\$1,108	\$0	
Nov 18, 2010	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Churchville Elementary School	Elementary	KG–6	1.5 mi
Council Rock High School South	High	9–12	2.5 mi
Holland Middle School	Middle	7–8	3.2 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

6 CRIME INDEX	97 AIR POLLUTION	10,281 POPULATION	\$155K MEDIAN IN-COME	53°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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