

Single Family Residence **RESIDENTIAL**

8 RACHEL RD

RICHBORO, PA 18954

\$740,936 TopHap Estimate · \$285 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,600 ft²

LIVING AREA

0.25 ac

LOT SIZE

1978

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$741K

\$652K low

\$830K high

Last Sale

\$63,400 · Oct 13, 1978

Est. Owner Equity

\$667,487

Loan-to-Value

10%

TAX & ASSESSMENT

Property Tax	\$7,804 (2025)
Assessed Value	\$38,880
Previous Assessed	\$38,880

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	BUCKS
Lot (acres)	0.25
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

14 FLOOD	22 WILDFIRE	70 HEAT	91 STORM	21 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

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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