

Duplex (2 Units, Any Combination) **RESIDENTIAL**

449 FORT ROSS AVE
LITITZ, PA 17543



3
BEDS

1.5
BATHS

1,584 ft²
LIVING AREA

0.18 ac
LOT SIZE

1967
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

Last Sale **\$17,555 · Oct 16, 2025**

TAX & ASSESSMENT

Property Tax	\$3,350 (2025)
Assessed Value	\$147,300
Previous Assessed	\$147,300
Assessor Market Value	\$147,300

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	LANCASTER
Lot (acres)	0.18
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Pool	No

Shed · 64 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 18, 2022	Resale	Special Warranty Deed	\$17,555	\$11	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Warwick High School	High	9–12	0.4 mi
Warwick Middle School	Middle	7–8	0.6 mi
Kissel Hill Elementary	Elementary	KG–6	1.2 mi

District: Warwick 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 17543

48 CRIME INDEX	104 AIR POLLUTION	48,271 POPULATION	\$96K MEDIAN IN- COME	52°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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