

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

445 FORT ROSS AVE

LITITZ, PA 17543



3

BEDS

2

BATHS

1,056 ft²

LIVING AREA

3,920 ft²

LOT SIZE

1966

YEAR BUILT

1

STORIES

7

ROOMS

TAX & ASSESSMENT

Property Tax	\$3,388 (2026)
Assessed Value	\$146,300
Previous Assessed	\$146,300
Assessor Market Value	\$146,300

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	Lancaster

Lot (acres)	0.09
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes

Shed · 80 ft²

Porch · 392 ft²

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	Owner occupied
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