

Single Family Residence **RESIDENTIAL**

2 RACHEL RD

RICHBORO, PA 18954

\$684,217 TopHap Estimate · \$305 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,240 ft²

LIVING AREA

0.31 ac

LOT SIZE

1980

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$684K

\$602K low

\$767K high

Last Sale

\$130,000 · Oct 9, 1986

Est. Owner Equity

\$684,217

TAX & ASSESSMENT

Property Tax	\$6,744 (2025)
Assessed Value	\$33,600
Previous Assessed	\$33,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	BUCKS
Lot (acres)	0.31
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

10 FLOOD	21 WILDFIRE	70 HEAT	91 STORM	21 DROUGHT
-------------	----------------	------------	-------------	---------------

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

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

| OWNERSHIP

Occupancy

Owner occupied