

Single Family Residence **RESIDENTIAL**

16 RACHEL RD

RICHBORO, PA 18954

\$868,672 TopHap Estimate · \$281 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

3,086 ft²

LIVING AREA

1.27 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$869K

\$825K low

\$912K high

Last Sale

\$810,000 · Mar 17, 2021

Est. Owner Equity

\$868,672

TAX & ASSESSMENT

Property Tax	\$13,392 (2025)
Assessed Value	\$66,720
Previous Assessed	\$66,720

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	BUCKS
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 2, 2021	Resale	Deed	\$810,000	\$262	

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	3.1 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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