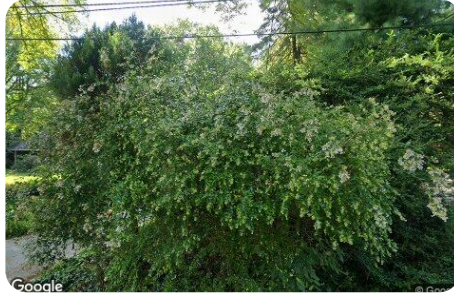


Single Family Residence **RESIDENTIAL**

39 RABBIT RUN RD

ROSE VALLEY, PA 19086

\$674,756 TopHap Estimate · \$244 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,763 ft²

LIVING AREA

0.96 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

8

ROOMS

VALUATION

\$675K

\$627K low

\$723K high

Last Sale

\$362,500 · Feb 3, 2016

Est. Owner Equity

\$0

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$18,924 (2026)
Assessed Value	\$524,050
Previous Assessed	\$524,050
Assessor Market Value	\$524,050

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	DELAWARE
Lot (acres)	0.96
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 1, 2016	Resale	Grant Deed	\$362,500	\$131	\$290K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Strath Haven High School	High	9–12	0.3 mi
Strath Haven Middle School	Middle	6–8	0.4 mi
Wallingford Elementary School	Elementary	KG–5	0.5 mi

District: Wallingford-Swarthmore 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 19086

42 CRIME INDEX	95 AIR POLLUTION	12,848 POPULATION	\$150K MEDIAN IN-COME	55°F AVG TEMP	56% SUNSHINE
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------