

Single Family Residence **RESIDENTIAL**

535 RUTLEDGE AVE

LANCASTER, PA 17601

\$402,752 TopHap Estimate · \$214 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,880 ft²

LIVING AREA

0.31 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$403K

\$381K low

\$424K high

Last Sale

\$209,500 · Jan 27, 2016

Est. Owner Equity

\$203,727

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$5,132 (2026)
Assessed Value	\$217,200
Previous Assessed	\$217,200
Assessor Market Value	\$217,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Lancaster
Lot (acres)	0.31
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Garage	Garage, Attached

Patio · 256 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 21, 2016	Resale	Deed	\$209,500	\$111	\$199K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brecht Elementary School	Elementary	KG–4	0.8 mi
Manheim Township High School	High	9–12	2.6 mi
Manheim Township Middle School	Middle	7–8	2.8 mi

District: Manheim Township 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 17601

76 CRIME INDEX	96 AIR POLLUTION	57,354 POPULATION	\$98K 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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