

Duplex (2 Units, Any Combination)

**RESIDENTIAL**

# 454 FORT ROSS AVE

LITITZ, PA 17543



**3**

BEDS

**1**

BATHS

**1,140 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1969**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,115 (2026)</b> |
| Assessed Value        | <b>\$134,500</b>      |
| Previous Assessed     | <b>\$134,500</b>      |
| Assessor Market Value | <b>\$134,500</b>      |

## PROPERTY FACTS

|               |                                          |
|---------------|------------------------------------------|
| Property Type | <b>Duplex (2 Units, Any Combination)</b> |
| Style         | <b>Duplex Single</b>                     |
| County        | <b>Lancaster</b>                         |

|              |                     |
|--------------|---------------------|
| Lot (acres)  | 0.13                |
| Construction | Frame (Unspecified) |
| Roof         | Composition Shingle |
| Heating      | Forced Air          |
| Cooling      | Wall Unit           |

Shed · 96 ft<sup>2</sup>

## 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<br>CRIME INDEX | 104<br>AIR POLLUTION | 48,271<br>POPULATION | \$96K<br>MEDIAN IN-COME | 52°F<br>AVG TEMP | 57%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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