

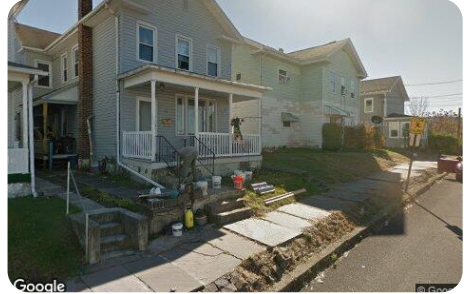
Single Family Residence

RESIDENTIAL

12 ROSS ST

ASHLEY, PA 18706

\$154,225 TopHap Estimate · \$92 / ft² · confidence 89 · as of Jul 14, 2026



1,674 ft²
LIVING AREA

3,920 ft²
LOT SIZE

1915
YEAR BUILT

2
STORIES

VALUATION

\$154K

\$137K low

\$171K high

Last Sale

\$120,000 · May 17, 2023

Est. Owner Equity

\$36,399

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$1,760 (2026)
Assessed Value	\$53,200
Previous Assessed	\$53,200
Assessor Market Value	\$53,200

PROPERTY FACTS

Property Type	Single Family Residence
County	LUZERNE
Lot (acres)	0.09
Pool	No

CLIMATE RISK

1 FLOOD	3 WILDFIRE	64 HEAT	86 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 15, 2023	Resale	Deed	\$120,000	\$72	\$118K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hanover Area Jr. / Sr. School	Middle	7–12	2.5 mi
Hanover Green Elementary School	Elementary	KG–1	2.5 mi

District: Hanover Area 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 18706

126 CRIME INDEX	111 AIR POLLUTION	16,111 POPULATION	\$56K MEDIAN IN-COME	47°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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