

Single Family Residence **RESIDENTIAL**

11960 ROSE VALLEY RD

TROUT RUN, PA 17771

\$204,635 TopHap Estimate · \$112 / ft² · confidence 88 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,824 ft²
LIVING AREA

4.25 ac
LOT SIZE

1901
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$205K

\$181K low

\$229K high

Est. Owner Equity

\$204,635

TAX & ASSESSMENT

Property Tax	\$2,090 (2026)
Assessed Value	\$82,630
Previous Assessed	\$82,630
Assessor Market Value	\$82,630

PROPERTY FACTS

Property Type	Single Family Residence
County	Lycoming
Lot (acres)	4.25
Heating	Gravity
Cooling	None
Fireplace	Yes

CLIMATE RISK

1 FLOOD	13 WILDFIRE	59 HEAT	91 STORM	9 DROUGHT
------------	----------------	------------	-------------	--------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 31, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loyalsock Valley Elementary School	Elementary	KG–4	8.4 mi
C E McCall Middle School	Middle	5–8	12.5 mi
Montoursville Area Sr High School	High	9–12	12.9 mi

District: Montoursville 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 17771

162 CRIME INDEX	93 AIR POLLUTION	2,610 POPULATION	\$69K MEDIAN IN- COME	47°F AVG TEMP	51% SUNSHINE
---------------------------	----------------------------	----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

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