

Single Family Residence **RESIDENTIAL**

31 ROSY RIDGE CT

TELFORD, PA 18969

\$448,882 TopHap Estimate · \$198 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

2.5
BATHS

2,272 ft²
LIVING AREA

836 ft²
LOT SIZE

2013
YEAR BUILT

2
STORIES

9
ROOMS

1
PARKING

VALUATION

\$449K

\$413K low

\$485K high

Last Sale

\$430,000 · May 19, 2025

Est. Owner Equity

\$55,110

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$6,005 (2026)
Assessed Value	\$139,070
Previous Assessed	\$139,070
Assessor Market Value	\$139,070

PROPERTY FACTS

Property Type	Single Family Residence
Style	Townhouse
County	MONTGOMERY
Lot (acres)	0.02
Heating	Central
Cooling	Central
Garage	Garage, Basement
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 1, 2025	Resale	Deed	\$430,000	\$189	\$394K
Sep 11, 2017	Recorded document	Grant Deed			
Jul 9, 2013	Resale	Deed	\$257,985	\$114	\$263K
Mar 14, 2012	Financing	Grant Deed			\$5.5M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Indian Crest Middle School	Middle	6–8	3.5 mi
Salford Hills Elementary School	Elementary	KG–5	3.9 mi
Souderton Area High School	High	9–12	3.9 mi

District: Souderton 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.

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 NEIGHBORHOOD · ZIP 18969

92 CRIME INDEX	100 AIR POLLUTION	15,958 POPULATION	\$101K MEDIAN IN-COME	52°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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