

Single Family Residence

RESIDENTIAL

45 ROSY RIDGE CT

TELFORD, PA 18969

\$460,000 TopHap Estimate · \$161 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,854 ft²

LIVING AREA

836 ft²

LOT SIZE

2013

YEAR BUILT

2

STORIES

10

ROOMS

1

PARKING

VALUATION

\$460K

\$427K low

\$493K high

Last Sale

\$314,000 · Oct 22, 2018

Est. Owner Equity

\$81,647

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$6,670 (2026)
Assessed Value	\$154,480
Previous Assessed	\$154,480
Assessor Market Value	\$154,480

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
Oct 14, 2018	Resale	Grant Deed	\$314,000	\$110	\$251K
Sep 11, 2017	Recorded document	Grant Deed			
Nov 19, 2013	Resale	Deed	\$296,845	\$104	
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	4.0 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.

| 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.

| OWNERSHIP

Occupancy	Owner occupied
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