

Single Family Residence **RESIDENTIAL**

# 42 ROSY RIDGE CT

TELFORD, PA 18969

**\$439,820** TopHap Estimate · \$194 / ft² · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,272 ft²**

LIVING AREA

**836 ft²**

LOT SIZE

**2013**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**1**

PARKING

## VALUATION

**\$440K**

\$421K low

\$459K high

Last Sale

**\$273,395 · Nov 4, 2013**

Est. Owner Equity

**\$272,820**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$6,151 (2026)</b> |
| Assessed Value        | <b>\$142,460</b>      |
| Previous Assessed     | <b>\$142,460</b>      |
| Assessor Market Value | <b>\$142,460</b>      |

## PROPERTY FACTS

|               |                                |
|---------------|--------------------------------|
| Property Type | <b>Single Family Residence</b> |
| Style         | <b>Townhouse</b>               |
| County        | <b>MONTGOMERY</b>              |
| Lot (acres)   | <b>0.02</b>                    |
| Heating       | <b>Central</b>                 |
| Cooling       | <b>Central</b>                 |
| Fireplace     | <b>Yes</b>                     |
| Garage        | <b>Garage, Basement</b>        |
| Pool          | <b>No</b>                      |

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|---------------------|-------------------|------------|-----------|--------------------|--------|
| <b>Sep 11, 2017</b> | Recorded document | Grant Deed |           |                    |        |
| <b>Oct 17, 2013</b> | Resale            | Deed       | \$273,395 | \$120              | \$200K |
| <b>Mar 14, 2012</b> | Financing         | Grant Deed |           |                    | \$5.5M |

## ASSIGNED SCHOOLS

| SCHOOL                                 | LEVEL      | GRADES | DISTANCE |
|----------------------------------------|------------|--------|----------|
| <b>Indian Crest Middle School</b>      | Middle     | 6–8    | 3.6 mi   |
| <b>Salford Hills Elementary School</b> | Elementary | KG–5   | 3.9 mi   |
| <b>Souderton Area High School</b>      | 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>92</b><br>CRIME INDEX | <b>100</b><br>AIR POLLUTION | <b>15,958</b><br>POPULATION | <b>\$101K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|