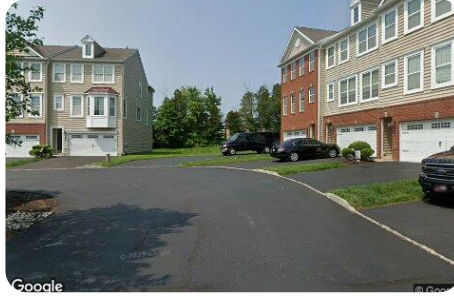


Single Family Residence **RESIDENTIAL**

40 ROSY RIDGE CT

TELFORD, PA 18969

\$444,649 TopHap Estimate · \$165 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,696 ft²

LIVING AREA

836 ft²

LOT SIZE

2013

YEAR BUILT

2

STORIES

9

ROOMS

1

PARKING

VALUATION

\$445K

\$425K low

\$465K high

Last Sale

\$439,900 · Mar 13, 2026

Est. Owner Equity

\$92,729

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$6,452 (2026)
Assessed Value	\$149,450
Previous Assessed	\$149,450
Assessor Market Value	\$149,450

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
Mar 12, 2026	Resale	Deed	\$439,900	\$163	\$352K
Sep 11, 2017	Recorded document	Grant Deed			
Oct 28, 2013	Resale	Deed	\$279,128	\$104	\$105K
Mar 14, 2012	Financing	Grant Deed			\$5.5M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Indian Crest Middle School	Middle	6–8	3.6 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
--------------------------------------	---	---	---	-------------------------------------	------------------------------------

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

| OWNERSHIP

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