

Single Family Residence **RESIDENTIAL**

2 ROSY RIDGE CT

TELFORD, PA 18969

\$397,720 TopHap Estimate · \$280 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,419 ft²

LIVING AREA

836 ft²

LOT SIZE

2014

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$398K

\$359K low

\$437K high

Last Sale

\$350,000 · Mar 5, 2024

Est. Owner Equity

\$117,720

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$5,210 (2026)
Assessed Value	\$120,660
Previous Assessed	\$120,660
Assessor Market Value	\$120,660

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 14, 2024	Resale	Deed	\$350,000	\$247	\$280K
Sep 11, 2017	Recorded document	Grant Deed			
Apr 17, 2014	Resale	Deed	\$223,440	\$157	
Mar 14, 2012	Financing	Grant Deed			\$5.5M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Indian Crest Middle School	Middle	6–8	3.5 mi
Souderton Area High School	High	9–12	4.0 mi
Salford Hills Elementary School	Elementary	KG–5	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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