

Single Family Residence **RESIDENTIAL**

39 BEECH RIDGE RD

TROUT RUN, PA 17771

\$245,843 TopHap Estimate · \$177 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,392 ft²

LIVING AREA

1.79 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$246K

\$225K low

\$267K high

Last Sale

\$219,900 · Jan 7, 2021

Est. Owner Equity

\$0

Loan-to-Value

109%

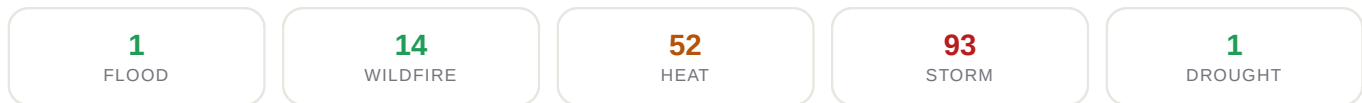
TAX & ASSESSMENT

Property Tax	\$3,127 (2026)
Assessed Value	\$115,340
Previous Assessed	\$115,340
Assessor Market Value	\$115,340

PROPERTY FACTS

Property Type	Single Family Residence
County	Lycoming
Lot (acres)	1.79
Heating	Forced Air
Cooling	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 13, 2020	Resale	Deed	\$219,900	\$158	\$198K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Liberty Elementary School	Elementary	KG–6	7.7 mi
North Penn-Liberty High School	Middle	7–12	12.2 mi

District: Southern Tioga 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 17771

162 CRIME INDEX	93 AIR POLLUTION	2,610 POPULATION	\$69K MEDIAN IN-COME	47°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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