

Single Family Residence **RESIDENTIAL**

12626 ROSE VALLEY RD

TROUT RUN, PA 17771

\$220,851 TopHap Estimate · \$219 / ft² · confidence 86 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,008 ft²
LIVING AREA

3.1 ac
LOT SIZE

1995
YEAR BUILT

1
STORIES

4
ROOMS

VALUATION

\$221K

\$191K low

\$251K high

Last Sale

\$146,000 · Jun 2, 2005

Est. Owner Equity

\$104,851

Loan-to-Value

52%

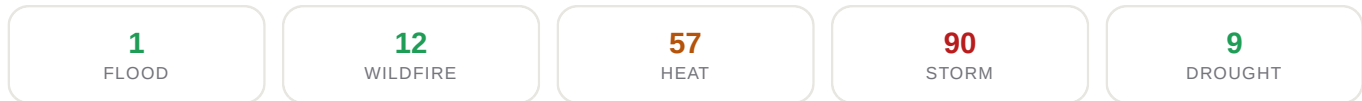
TAX & ASSESSMENT

Property Tax	\$1,938 (2026)
Assessed Value	\$76,620
Previous Assessed	\$76,620
Assessor Market Value	\$76,620

PROPERTY FACTS

Property Type	Single Family Residence
County	Lycoming
Lot (acres)	3.10
Heating	Forced Air
Cooling	None

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2005	Resale	Deed	\$146,000	\$145	\$116K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loyalsock Valley Elementary School	Elementary	KG–4	8.6 mi
C E McCall Middle School	Middle	5–8	12.7 mi
Montoursville Area Sr High School	High	9–12	13.2 mi

District: Montoursville 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 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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