

Single Family Residence **RESIDENTIAL**

8565 ROSE VALLEY RD

TROUT RUN, PA 17771

\$254,907 TopHap Estimate · \$249 / ft² · confidence 87 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,024 ft²
LIVING AREA

0.7 ac
LOT SIZE

1994
YEAR BUILT

2
STORIES

5
ROOMS

1
PARKING

VALUATION

\$255K

\$222K low

\$288K high

Last Sale

\$250,000 · Dec 12, 2025

Est. Owner Equity

\$54,907

Loan-to-Value

79%

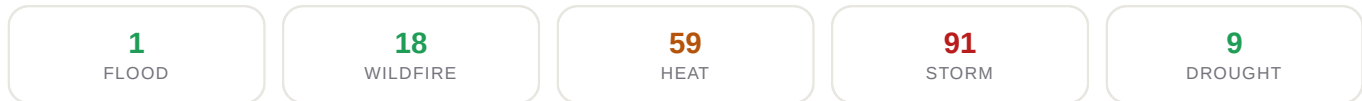
TAX & ASSESSMENT

Property Tax	\$2,181 (2026)
Assessed Value	\$87,600
Previous Assessed	\$87,600
Assessor Market Value	\$87,600

PROPERTY FACTS

Property Type	Single Family Residence
County	Lycoming
Lot (acres)	0.70
Heating	Forced Air
Cooling	None

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 5, 2025	Resale	Deed	\$250,000	\$244	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loyalsock Valley Elementary School	Elementary	KG–4	7.8 mi
C E McCall Middle School	Middle	5–8	11.7 mi
Montoursville Area Sr High School	High	9–12	11.9 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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