

Single Family Residence **RESIDENTIAL**

12071 ROSE VALLEY RD

TROUT RUN, PA 17771

\$205,233 TopHap Estimate · \$190 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,080 ft²

LIVING AREA

3.39 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$205K

\$181K low

\$229K high

Last Sale

\$104,500 · Jul 29, 2005

Est. Owner Equity

\$127,233

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$2,017 (2026)
Assessed Value	\$79,770
Previous Assessed	\$79,770
Assessor Market Value	\$79,770

PROPERTY FACTS

Property Type	Single Family Residence
County	Lycoming
Lot (acres)	3.39
Construction	Manufactured (Unspecified)
Heating	Forced Air
Cooling	None

CLIMATE RISK

1 FLOOD	13 WILDFIRE	57 HEAT	90 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2005	Resale	Deed	\$104,500	\$97	\$78K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loyalsock Valley Elementary School	Elementary	KG–4	8.5 mi
C E McCall Middle School	Middle	5–8	12.6 mi
Montoursville Area Sr High School	High	9–12	13.0 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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