

Single Family Residence

RESIDENTIAL

6265 ROSE VALLEY RD

TROUT RUN, PA 17771

\$276,905

TopHap Estimate · \$231 / ft² · confidence 86 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,200 ft²

LIVING AREA

4.2 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$277K

\$237K low

\$317K high

Last Sale

\$275,000 · May 23, 2025

Est. Owner Equity

\$276,905

TAX & ASSESSMENT

Property Tax	\$2,715 (2026)
Assessed Value	\$109,060
Previous Assessed	\$109,060
Assessor Market Value	\$109,060

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	Lycoming
Lot (acres)	4.20
Heating	Baseboard
Cooling	None

CLIMATE RISK

1 FLOOD	14 WILDFIRE	60 HEAT	91 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 7, 2025	Financing	Correction Deed			
May 14, 2025	Resale	Deed	\$275,000	\$229	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loyalsock Valley Elementary School	Elementary	KG–4	7.7 mi
C E McCall Middle School	Middle	5–8	11.2 mi
Montoursville Area Sr High School	High	9–12	11.2 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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