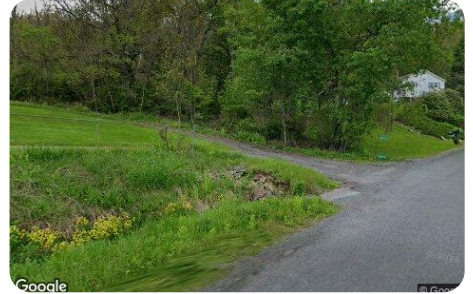


Single Family Residence **RESIDENTIAL**

## 6261 ROSE VALLEY RD

TROUT RUN, PA 17771

**\$252,337** TopHap Estimate · \$155 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,632 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

### VALUATION

**\$252K**

\$228K low

\$277K high

Est. Owner Equity

**\$252,337**

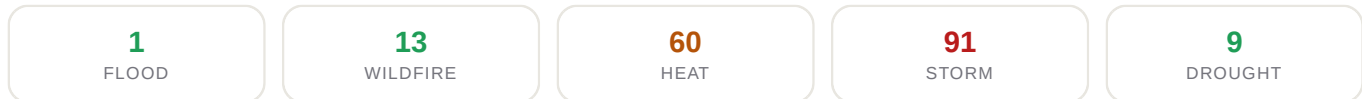
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,951 (2026) |
| Assessed Value        | \$118,530      |
| Previous Assessed     | \$118,530      |
| Assessor Market Value | \$118,530      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bi-Level                |
| County        | Lycoming                |
| Lot (acres)   | 1.00                    |
| Heating       | Baseboard               |
| Cooling       | None                    |
| Fireplace     | Yes                     |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED | PRICE | \$/FT² | LOAN |
|--------------|-----------|------|-------|--------|------|
| Mar 22, 2024 | Financing | Deed |       |        |      |

## 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   | 11.3 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

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>162</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>2,610</b><br>POPULATION | <b>\$69K</b><br>MEDIAN IN-COME | <b>47°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|