

Single Family Residence **RESIDENTIAL**

6115 ROSE VALLEY RD

TROUT RUN, PA 17771

\$404,339 TopHap Estimate · \$212 / ft² · confidence 93 · as of Jul 14, 2026

4
BEDS

3
BATHS

1,911 ft²
LIVING AREA

6.49 ac
LOT SIZE

1985
YEAR BUILT

2
STORIES

8
ROOMS

VALUATION

\$404K

\$375K low

\$434K high

Est. Owner Equity

\$108,339

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$533 (2026)
Assessed Value	\$213,990
Previous Assessed	\$213,990
Assessor Market Value	\$213,990

PROPERTY FACTS

Property Type	Single Family Residence
County	Lycoming
Lot (acres)	6.49
Heating	Baseboard
Cooling	Yes
Fireplace	Yes

CLIMATE RISK

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loyalsock Valley Elementary School	Elementary	KG–4	7.8 mi
C E McCall Middle School	Middle	5–8	11.2 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