

Single Family Residence

RESIDENTIAL

6080 ROSE VALLEY RD

TROUT RUN, PA 17771

\$425,197 TopHap Estimate · \$153 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,775 ft²

LIVING AREA

3.3 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$425K

\$378K low

\$473K high

Est. Owner Equity

\$325,197

Loan-to-Value

24%

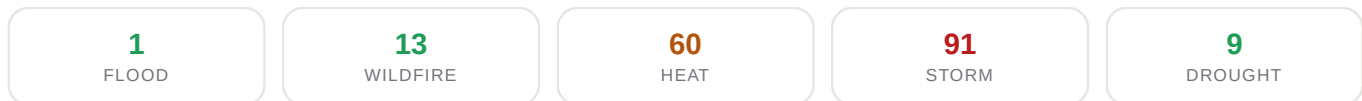
TAX & ASSESSMENT

Property Tax	\$4,973 (2026)
Assessed Value	\$199,760
Previous Assessed	\$199,760
Assessor Market Value	\$199,760

PROPERTY FACTS

Property Type	Single Family Residence
County	Lycoming
Lot (acres)	3.30
Heating	Baseboard
Cooling	None
Fireplace	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loyalsock Valley Elementary School	Elementary	KG–4	7.5 mi
C E McCall Middle School	Middle	5–8	11.0 mi
Montoursville Area Sr High School	High	9–12	11.1 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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