

Single Family Residence **RESIDENTIAL**

# 4765 ROSE VALLEY RD

TROUT RUN, PA 17771

**\$322,337** TopHap Estimate · \$119 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**2,718 ft<sup>2</sup>**  
LIVING AREA

**2.34 ac**  
LOT SIZE

**1986**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

## VALUATION

**\$322K**

\$291K low

\$354K high

Est. Owner Equity

**\$322,337**

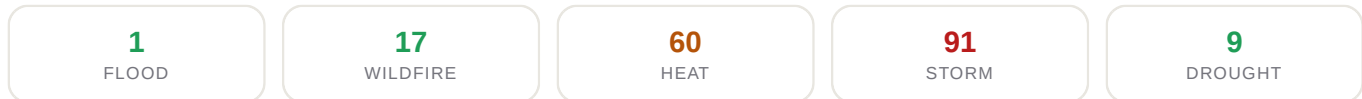
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,172 (2026) |
| Assessed Value        | \$207,730      |
| Previous Assessed     | \$207,730      |
| Assessor Market Value | \$207,730      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | LYCOMING                |
| Lot (acres)   | 2.34                    |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Jan 21, 2025 | Resale    | Deed                 | \$320,000 | \$118  |        |
| Oct 26, 2019 | Financing | Intrafamily Transfer |           |        | \$295K |
| Dec 9, 2015  | Resale    | Deed                 | \$298,000 | \$110  |        |
| Apr 7, 2005  | Resale    | Deed                 | \$238,900 | \$88   |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Loyalsock Valley Elementary School | Elementary | KG–4   | 7.4 mi   |
| Montoursville Area Sr High School  | High       | 9–12   | 10.5 mi  |
| C E McCall Middle School           | Middle     | 5–8    | 10.5 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> |
|-----------|-----------------------|