

Single Family Residence **RESIDENTIAL**

9584 ROSE VALLEY RD

TROUT RUN, PA 17771

\$340,161 TopHap Estimate · \$176 / ft² · confidence 69 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,932 ft²

LIVING AREA

8.41 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

12

ROOMS

VALUATION

\$340K

\$235K low

\$445K high

Est. Owner Equity

\$0

Loan-to-Value

280%

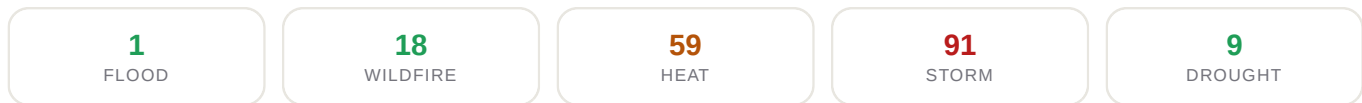
TAX & ASSESSMENT

Property Tax	\$6,218 (2026)
Assessed Value	\$249,730
Previous Assessed	\$249,730
Assessor Market Value	\$249,730

PROPERTY FACTS

Property Type	Single Family Residence
County	Lycoming
Lot (acres)	8.41
Heating	Gravity
Cooling	Yes

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 19, 2024	Financing	Intrafamily Transfer			
Apr 19, 2024	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loyalsock Valley Elementary School	Elementary	KG–4	8.0 mi
C E McCall Middle School	Middle	5–8	12.1 mi
Montoursville Area Sr High School	High	9–12	12.3 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------