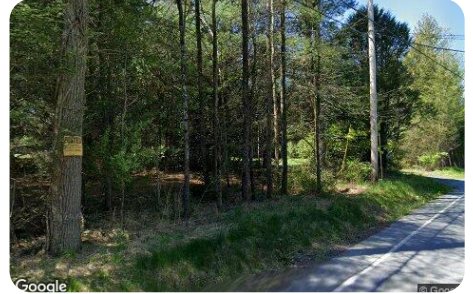


Single Family Residence **RESIDENTIAL**

# 11990 ROSE VALLEY RD

TROUT RUN, PA 17771

**\$244,895** TopHap Estimate · \$255 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**960 ft<sup>2</sup>**

LIVING AREA

**2.51 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

## VALUATION

**\$245K**

\$225K low

\$264K high

Last Sale

**\$139,900 · Sep 6, 2012**

Est. Owner Equity

**\$0**

Loan-to-Value

**143%**

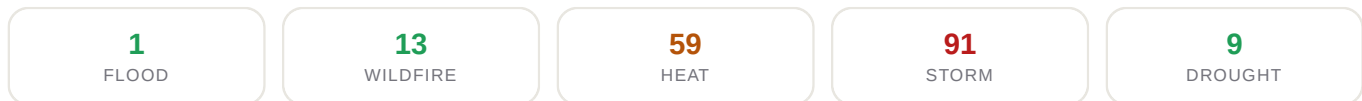
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,201 (2026) |
| Assessed Value        | \$87,020       |
| Previous Assessed     | \$87,020       |
| Assessor Market Value | \$87,020       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Lycoming                   |
| Lot (acres)   | 2.51                       |
| Construction  | Manufactured (Unspecified) |
| Heating       | Hot Water                  |
| Cooling       | None                       |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Loyalsock Valley Elementary School | Elementary | KG–4   | 8.4 mi   |
| C E McCall Middle School           | Middle     | 5–8    | 12.5 mi  |
| Montoursville Area Sr High School  | High       | 9–12   | 12.9 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 | Owner occupied |
|-----------|----------------|