

Single Family Residence **RESIDENTIAL**

9805 ROSE VALLEY RD

TROUT RUN, PA 17771

\$435,840 TopHap Estimate · \$238 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,830 ft²
LIVING AREA

6.4 ac
LOT SIZE

2023
YEAR BUILT

1
STORIES

VALUATION

\$436K

\$396K low

\$476K high

Last Sale

\$89,900 · Dec 23, 2021

Est. Owner Equity

\$59,840

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$5,037 (2026)
Assessed Value	\$202,320
Previous Assessed	\$202,320
Assessor Market Value	\$202,320

PROPERTY FACTS

Property Type	Single Family Residence
County	Lycoming
Lot (acres)	6.40
Heating	Heat Pump

CLIMATE RISK

1 FLOOD	17 WILDFIRE	59 HEAT	91 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 6, 2021	Resale	Deed	\$89,900	\$49	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loyalsock Valley Elementary School	Elementary	KG–4	8.1 mi
C E McCall Middle School	Middle	5–8	12.2 mi
Montoursville Area Sr High School	High	9–12	12.4 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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