

Single Family Residence **RESIDENTIAL**

8701 ROSE VALLEY RD

TROUT RUN, PA 17771

\$259,110 TopHap Estimate · \$280 / ft² · confidence 90 · as of Jul 14, 2026

2
BEDS

1
BATHS

924 ft²
LIVING AREA

6.3 ac
LOT SIZE

2023
YEAR BUILT

1
STORIES

VALUATION

\$259K

\$232K low

\$286K high

Last Sale

\$40,000 · Nov 12, 2025

Est. Owner Equity

\$259,110

TAX & ASSESSMENT

Property Tax	\$2,350 (2026)
Assessed Value	\$94,390
Previous Assessed	\$94,390
Assessor Market Value	\$94,390

PROPERTY FACTS

Property Type	Single Family Residence
County	Lycoming
Lot (acres)	6.30
Heating	Gravity

CLIMATE RISK

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loyalsock Valley Elementary School	Elementary	KG–4	8.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied