

Single Family Residence

RESIDENTIAL

8304 STATE ROUTE 14

TROUT RUN, PA 17771

\$280,902 TopHap Estimate · \$115 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,447 ft²

LIVING AREA

0.7 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$281K

\$257K low

\$304K high

Last Sale

\$269,000 · Apr 5, 2024

Est. Owner Equity

\$0

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$4,881 (2026)
Assessed Value	\$216,880
Previous Assessed	\$216,880
Assessor Market Value	\$216,880

PROPERTY FACTS

Property Type	Single Family Residence
County	LYCOMING
Lot (acres)	0.70
Heating	Baseboard
Cooling	Yes
Pool	No

CLIMATE RISK

100 FLOOD	12 WILDFIRE	55 HEAT	89 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 29, 2026	Financing	Mortgage			\$283K
Apr 4, 2024	Resale	Special Warranty Deed	\$269,000	\$110	\$278K
Nov 22, 2021	Resale	Special Warranty Deed	\$235,000	\$96	\$188K
Jun 14, 2014	Financing	Intrafamily Transfer			
Mar 16, 2005	Financing	Intrafamily Transfer			
Feb 24, 2005	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canton High School	Middle	7–12	14.5 mi
Canton Elementary School	Elementary	KG–6	14.7 mi

District: Canton 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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