

Single Family Residence **RESIDENTIAL**

8302 STATE ROUTE 14

TROUT RUN, PA 17771

\$191,321 TopHap Estimate · \$86 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,219 ft²

LIVING AREA

1.95 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$191K

\$176K low

\$206K high

Last Sale

\$130,299 · Mar 11, 2016

Est. Owner Equity

\$87,082

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$3,198 (2026)
Assessed Value	\$142,120
Previous Assessed	\$142,120
Assessor Market Value	\$142,120

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	Lycoming
Lot (acres)	1.95
Foundation	Mat/Raft Foundation (Slab)
Heating	Forced Air
Cooling	None

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
Mar 10, 2016	Resale	Deed	\$130,299	\$59	
Aug 11, 2015	Financing	Deed In Lieu Of Foreclosure			

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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