

Single Family Residence **RESIDENTIAL**

8225 STATE ROUTE 14

TROUT RUN, PA 17771

\$158,360 TopHap Estimate · \$87 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,824 ft²

LIVING AREA

1.2 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$158K

\$141K low

\$175K high

Est. Owner Equity

\$139,710

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$2,433 (2026)
Assessed Value	\$108,110
Previous Assessed	\$108,110
Assessor Market Value	\$108,110

PROPERTY FACTS

Property Type	Single Family Residence
County	Lycoming
Lot (acres)	1.20
Heating	Baseboard
Cooling	None
Fireplace	Yes

CLIMATE RISK

61
FLOOD

11
WILDFIRE

55
HEAT

89
STORM

9
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2020	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Canton High School	Middle	7–12	14.6 mi
Canton Elementary School	Elementary	KG–6	14.8 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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