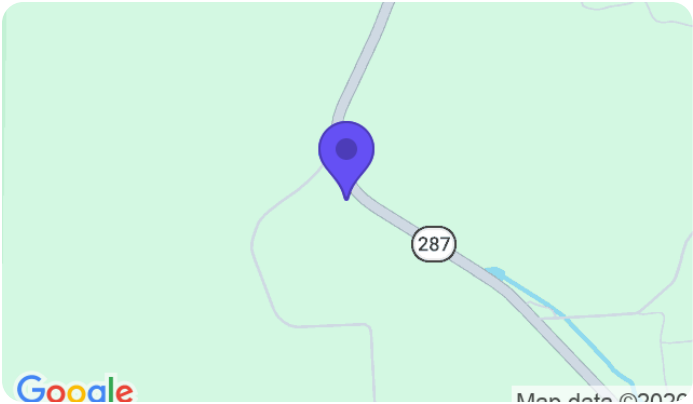


Miscellaneous (Residential) **RESIDENTIAL**

RT 287
TROUT RUN, PA 17771



1.94 ac
LOT SIZE

2004
YEAR BUILT

VALUATION

Last Sale **\$43,700 · Apr 28, 2025**

TAX & ASSESSMENT

Property Tax	\$532 (2026)
Assessed Value	\$18,520
Previous Assessed	\$18,520
Assessor Market Value	\$18,520

PROPERTY FACTS

Property Type	Miscellaneous (Residential)
County	Lycoming
Lot (acres)	1.94
Heating	None

CLIMATE RISK

1 FLOOD	18 WILDFIRE	51 HEAT	94 STORM	9 DROUGHT
-------------------	-----------------------	-------------------	--------------------	---------------------

Scores 0–100; higher = greater projected risk.

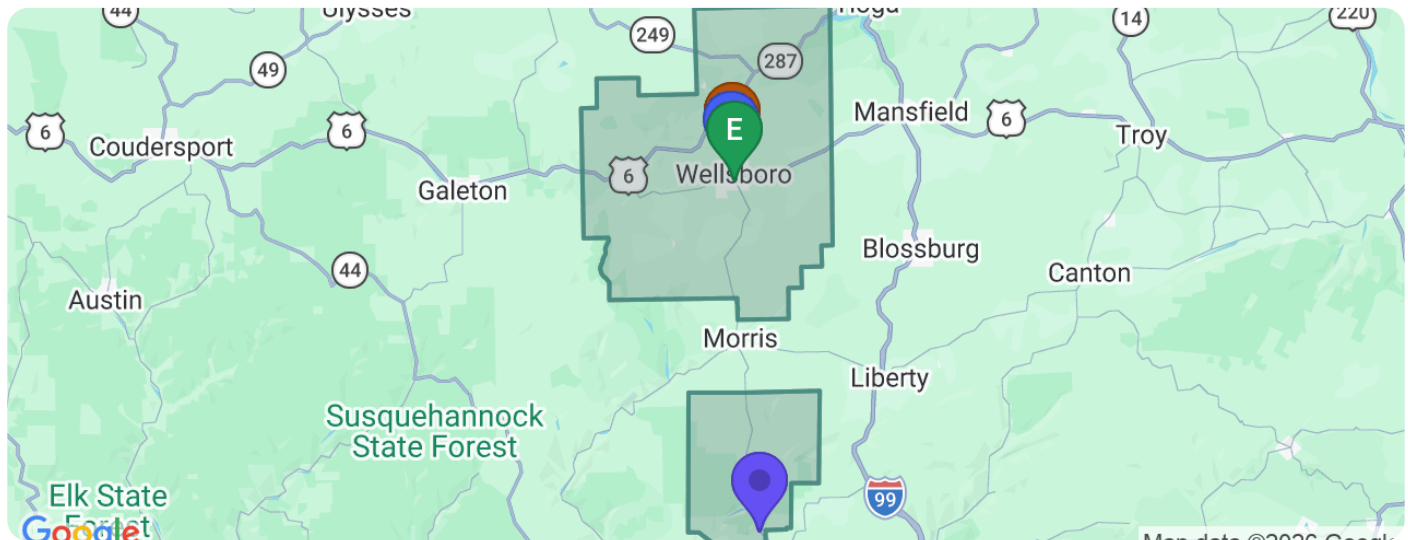
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 17, 2025	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Charlotte Lappla Elementary School	Elementary	KG–1	22.8 mi
Rock L Butler Middle School	Middle	5–8	23.4 mi
Wellsboro Area High School	High	9–12	24.0 mi

District: Wellsboro 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
---------------------------	----------------------------	----------------------------	------------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------