

Single Family Residence **RESIDENTIAL**

8585 ROSE VALLEY RD

TROUT RUN, PA 17771

\$227,678 TopHap Estimate · \$112 / ft² · confidence 88 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,039 ft²

LIVING AREA

6.54 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$228K

\$201K low

\$255K high

Last Sale

\$170,000 · Dec 21, 2017

Est. Owner Equity

\$91,678

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax

\$2,129 (2026)

Assessed Value

\$85,520

Previous Assessed

\$85,520

Assessor Market Value

\$85,520

PROPERTY FACTS

Property Type	Single Family Residence
County	Lycoming
Lot (acres)	6.54
Heating	Gravity
Cooling	None

CLIMATE RISK

1 FLOOD	18 WILDFIRE	59 HEAT	91 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 21, 2017	Resale	Deed	\$170,000	\$83	\$136K
Nov 17, 2005	Resale	Deed	\$132,000	\$65	\$38K
May 18, 2005	Resale	Deed	\$105,000	\$51	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loyalsock Valley Elementary School	Elementary	KG–4	7.9 mi
C E McCall Middle School	Middle	5–8	11.8 mi
Montoursville Area Sr High School	High	9–12	12.0 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
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