

Residential - Vacant Land **RESIDENTIAL**

CANOE RIDGE RD
ROSSITER, PA 15772



2.67 ac
LOT SIZE

VALUATION

Last Sale **\$4,500 · Sep 23, 2024**

TAX & ASSESSMENT

Property Tax	\$209 (2026)
Assessed Value	\$10,300
Previous Assessed	\$10,300
Assessor Market Value	\$10,300

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	INDIANA
Lot (acres)	2.67
Pool	No

CLIMATE RISK

48 FLOOD	9 WILDFIRE	67 HEAT	96 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 23, 2024	Resale	Deed	\$4,500		
Aug 1, 2018	Resale	Deed	\$200		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. A. McCreery Elementary	Elementary	PK–6	8.7 mi
Marion Center Jr. /Sr. High School	Middle	7–12	8.8 mi

District: Marion Center 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 15772

127 CRIME INDEX	90 AIR POLLUTION	1,502 POPULATION	\$52K MEDIAN IN- COME	47°F AVG TEMP	45% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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