

Single Family Residence **RESIDENTIAL**

2156 CANOE RIDGE RD

ROSSITER, PA 15772

\$123,570 TopHap Estimate · \$67 / ft² · confidence 81 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,844 ft²

LIVING AREA

1.27 ac

LOT SIZE

1910

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$124K

\$99K low

\$148K high

Est. Owner Equity

\$73,570

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$1,851 (2026)
Assessed Value	\$123,500
Previous Assessed	\$76,100
Assessor Market Value	\$123,500

PROPERTY FACTS

Property Type	Single Family Residence
County	INDIANA
Lot (acres)	1.27
Heating	Electric
Cooling	None
Pool	No

Shed · 192 ft²

Porch · 64 ft²

CLIMATE RISK

42
FLOOD

10
WILDFIRE

66
HEAT

96
STORM

20
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 14, 2005	Financing	Deed			\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. A. McCreery Elementary	Elementary	PK–6	9.0 mi
Marion Center Jr. /Sr. High School	Middle	7–12	9.0 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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