

Single Family Residence **RESIDENTIAL**

2017 CANOE RIDGE RD

ROSSITER, PA 15772

\$99,200 TopHap Estimate · \$69 / ft² · confidence 77 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,440 ft²

LIVING AREA

0.75 ac

LOT SIZE

1914

YEAR BUILT

1

STORIES

5

ROOMS

8

PARKING

VALUATION

\$99K

\$77K low

\$122K high

Est. Owner Equity

\$73,200

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$1,625 (2026)
Assessed Value	\$108,400
Previous Assessed	\$108,400
Assessor Market Value	\$108,400

PROPERTY FACTS

Property Type	Single Family Residence
County	INDIANA
Lot (acres)	0.75
Heating	Forced Air With Air Conditioning
Cooling	None
Fireplace	Yes
Pool	No

Shed · 20 ft²

Porch · 420 ft²

CLIMATE RISK

1
FLOOD

10
WILDFIRE

67
HEAT

96
STORM

20
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. A. McCreery Elementary	Elementary	PK–6	8.9 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	Owner occupied
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