

Single Family Residence **RESIDENTIAL**

3085 CANOE RIDGE RD

ROSSITER, PA 15772

\$175,181 TopHap Estimate · \$88 / ft² · confidence 78 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

1,984 ft²

LIVING AREA

9.05 ac

LOT SIZE

1913

YEAR BUILT

2

STORIES

5

ROOMS

3

PARKING

VALUATION

\$175K

\$136K low

\$214K high

Last Sale

\$212,500 · Apr 13, 2022

Est. Owner Equity

\$40,181

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$1,779 (2026)
Assessed Value	\$118,700
Previous Assessed	\$118,700
Assessor Market Value	\$118,700

PROPERTY FACTS

Property Type	Single Family Residence
County	INDIANA
Lot (acres)	9.05
Heating	Forced Air With Air Conditioning
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 356 ft²

Shed · 156 ft²

Porch · 214 ft²

CLIMATE RISK

1
FLOOD

7
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
Mar 21, 2022	Resale	Deed	\$212,500	\$107	\$135K
Jun 7, 2013	Non-arms-length	Deed	\$110,000	\$55	\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. A. McCreery Elementary	Elementary	PK–6	9.3 mi
Marion Center Jr. /Sr. High School	Middle	7–12	9.3 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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