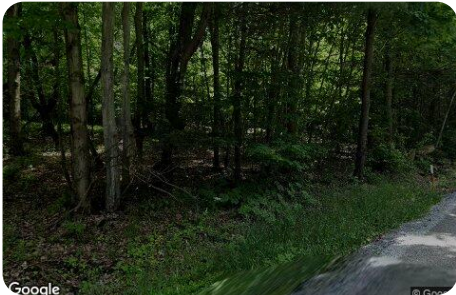
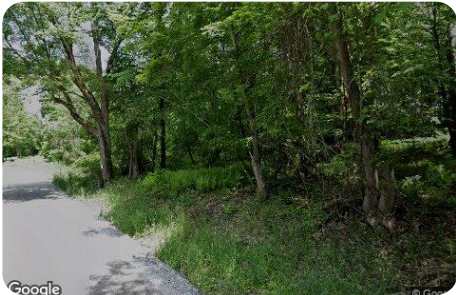


Residential - Vacant Land **RESIDENTIAL**

CANOE RIDGE RD
ROSSITER, PA 15772



4 ac
LOT SIZE

VALUATION

Last Sale **\$20,000 · Jun 6, 2023**

TAX & ASSESSMENT

Property Tax	\$274 (2026)
Assessed Value	\$18,300
Previous Assessed	\$18,300
Assessor Market Value	\$18,300

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	INDIANA
Lot (acres)	4.00
Pool	No

CLIMATE RISK

1 FLOOD	8 WILDFIRE	66 HEAT	96 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 19, 2023	Resale	Deed	\$20,000		
Nov 1, 2005	Resale	Deed	\$3,900		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
W. A. McCreery Elementary	Elementary	PK–6	9.2 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	Absentee owner
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