

Single Family Residence **RESIDENTIAL**

8546 ROSE VALLEY RD

TROUT RUN, PA 17771

\$260,662 TopHap Estimate · \$145 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,800 ft²
LIVING AREA

2.4 ac
LOT SIZE

1962
YEAR BUILT

1
STORIES

4
ROOMS

VALUATION

\$261K

\$236K low

\$285K high

Last Sale

\$126,500 · Jun 13, 2005

Est. Owner Equity

\$55,212

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$2,660 (2026)
Assessed Value	\$106,840
Previous Assessed	\$106,840
Assessor Market Value	\$106,840

PROPERTY FACTS

Property Type	Single Family Residence
County	Lycoming
Lot (acres)	2.40
Heating	Baseboard
Cooling	None

CLIMATE RISK

1 FLOOD	18 WILDFIRE	59 HEAT	91 STORM	9 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 2, 2010	Quitclaim	Quit Claim Transfer			
Jun 8, 2005	Resale	Deed	\$126,500	\$70	\$114K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loyalsock Valley Elementary School	Elementary	KG–4	7.7 mi
C E McCall Middle School	Middle	5–8	11.6 mi
Montoursville Area Sr High School	High	9–12	11.8 mi

District: Montoursville 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 17771

162 CRIME INDEX	93 AIR POLLUTION	2,610 POPULATION	\$69K MEDIAN IN- COME	47°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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