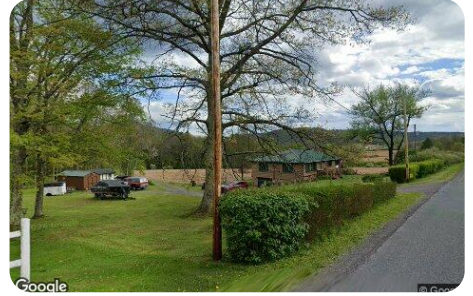


Single Family Residence **RESIDENTIAL**

5600 ROSE VALLEY RD

TROUT RUN, PA 17771

\$267,249 TopHap Estimate · \$199 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,344 ft²

LIVING AREA

2.47 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$267K

\$247K low

\$288K high

Est. Owner Equity

\$169,249

Loan-to-Value

36%

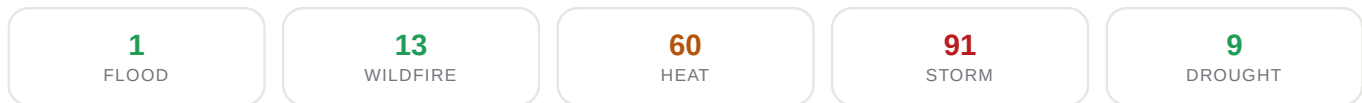
TAX & ASSESSMENT

Property Tax	\$2,834 (2026)
Assessed Value	\$113,830
Previous Assessed	\$113,830
Assessor Market Value	\$113,830

PROPERTY FACTS

Property Type	Single Family Residence
County	Lycoming
Lot (acres)	2.47
Heating	Baseboard
Cooling	None

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2006	Resale	Deed	\$123,000	\$92	\$98K
Aug 8, 2005	Resale	Deed	\$90,000	\$67	
May 27, 2005	Non-arms-length	Sheriffs Deed	\$40,000	\$30	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Loyalsock Valley Elementary School	Elementary	KG–4	7.3 mi
C E McCall Middle School	Middle	5–8	10.8 mi
Montoursville Area Sr High School	High	9–12	10.8 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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