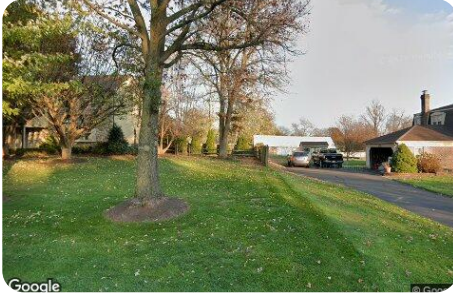


Single Family Residence **RESIDENTIAL**

160 NEWTOWN RICHBORO RD

RICHBORO, PA 18954

\$1,173,750 TopHap Estimate · \$277 / ft² · confidence 85 · as of Jun 23, 2026



5
BEDS

3.5
BATHS

4,236 ft²
LIVING AREA

2.88 ac
LOT SIZE

1840
YEAR BUILT

2
STORIES

9
ROOMS

VALUATION

\$1.2M

\$998K low

\$1.3M high

Last Sale

\$750,000 · Jul 17, 2025

Est. Owner Equity

\$863,750

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$13,729 (2025)
Assessed Value	\$68,400
Previous Assessed	\$68,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	BUCKS
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Yes

CLIMATE RISK

1 FLOOD	20 WILDFIRE	70 HEAT	91 STORM	21 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
Jun 24, 2025	Non-arms-length	Deed	\$750,000	\$177	\$310K
Aug 17, 2020	Resale	Deed	\$420,000	\$99	\$315K
Oct 15, 2009	Resale	Deed	\$585,000	\$138	\$417K
Sep 18, 2006	Resale	Grant Deed	\$852,000	\$201	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richboro Elementary School	Elementary	KG–6	0.4 mi
Council Rock High School South	High	9–12	1.5 mi
Holland Middle School	Middle	7–8	2.4 mi

District: Council Rock 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 18954

6 CRIME INDEX	97 AIR POLLUTION	10,281 POPULATION	\$155K MEDIAN IN-COME	53°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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