

Single Family Residence

RESIDENTIAL

8 ROSETTE LN

RICHBORO, PA 18954

\$818,250 TopHap Estimate · \$228 / ft² · confidence 91 · as of Jun 23, 2026



4

BEDS

2.5

BATHS

3,586 ft²

LIVING AREA

0.48 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$818K

\$745K low

\$892K high

Last Sale

\$727,500 · Mar 21, 2022

Est. Owner Equity

\$205,625

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$10,984 (2025)
Assessed Value	\$54,720
Previous Assessed	\$54,720

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	BUCKS
Lot (acres)	0.48
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

25
FLOOD

23
WILDFIRE

70
HEAT

91
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 15, 2025	Financing	Intrafamily Transfer			\$613K
Apr 20, 2023	Financing	Deed			
Feb 22, 2022	Resale	Deed	\$727,500	\$203	\$500K
Oct 30, 2019	Quitclaim	Quit Claim Transfer			
Jul 9, 2004	Resale	Grant Deed	\$570,000	\$159	\$456K
Aug 18, 2000	Resale	Grant Deed	\$367,000	\$102	\$293K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Churchville Elementary School	Elementary	KG–6	0.8 mi
Council Rock High School South	High	9–12	2.1 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	Absentee owner
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