

Single Family Residence **RESIDENTIAL**

454 ROCK RUN RD

POTTSTOWN, PA 19465

\$789,563 TopHap Estimate · \$213 / ft² · confidence 96 · as of Jul 14, 2026



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4

BEDS

3

BATHS

3,709 ft²

LIVING AREA

1.22 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$790K

\$759K low

\$820K high

Last Sale

\$685,000 · Aug 13, 2024

Est. Owner Equity

\$117,963

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$776 (2026)
Assessed Value	\$186,800
Previous Assessed	\$186,800
Assessor Market Value	\$186,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	CHESTER
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Neighborhood

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 5, 2024	Resale	Special Warranty Deed	\$685,000	\$185	\$651K
Mar 22, 2024	Resale	Deed	\$660,500	\$178	\$528K
Mar 30, 2018	Resale	Deed	\$410,900	\$111	\$370K
May 15, 2008	Quitclaim	Quit Claim Transfer			\$320K
Feb 27, 2006	Quitclaim	Quit Claim Transfer			\$62K
Nov 3, 2004	Quitclaim	Quit Claim Transfer			\$285K
Jul 13, 2004	Resale	Grant Deed	\$355,900	\$96	\$285K
Jun 16, 2003	Quitclaim	Quit Claim Transfer			\$245K
Aug 3, 2001	Resale	Grant Deed	\$281,400	\$76	\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
French Creek Elementary School	Elementary	KG–6	2.1 mi
Owen J. Roberts High School	High	9–12	3.6 mi
Owen J. Roberts Middle School	Middle	7–8	3.8 mi

District: Owen J. Roberts School District



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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 19465

96 CRIME INDEX	115 AIR POLLUTION	19,068 POPULATION	\$104K MEDIAN IN-COME	52°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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