

Single Family Residence **RESIDENTIAL**

# 346 ROSEMARY LN

PENN VALLEY, PA 19072

**\$1,517,275** TopHap Estimate · \$297 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**5,102 ft<sup>2</sup>**

LIVING AREA

**0.54 ac**

LOT SIZE

**1962**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$1.5M**

\$1.3M low

\$1.8M high

Last Sale

**\$1,385,000 · Dec 17, 2024**

Est. Owner Equity

**\$632,275**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$18,131 (2026) |
| Assessed Value        | \$396,920       |
| Previous Assessed     | \$396,920       |
| Assessor Market Value | \$396,920       |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Split Level                           |
| County        | MONTGOMERY                            |
| Lot (acres)   | 0.54                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | No Garage                             |
| Pool          | No                                    |

Patio · 280 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE       | \$/FT² | LOAN   |
|--------------|-----------------|-----------------------|-------------|--------|--------|
| Dec 12, 2024 | Resale          | Special Warranty Deed | \$1,385,000 | \$271  | \$885K |
| Jun 29, 2020 | Resale          | Grant Deed            | \$677,500   | \$133  | \$508K |
| May 15, 2017 | Non-arms-length | Grant Deed            | \$9,500     | \$2    |        |
| Jan 7, 2013  | Quitclaim       | Quit Claim Transfer   |             |        |        |
| Aug 30, 2005 | Resale          | Grant Deed            | \$750,000   | \$147  | \$600K |
| Apr 5, 2005  | Quitclaim       | Quit Claim Transfer   |             |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Welsh Valley Middle School      | Middle     | 5–8    | 0.2 mi   |
| Belmont Hills Elementary School | Elementary | KG–4   | 1.1 mi   |
| Harriton High School            | High       | 9–12   | 3.4 mi   |

District: Lower Merion 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 19072

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>71</b><br>CRIME INDEX | <b>103</b><br>AIR POLLUTION | <b>10,222</b><br>POPULATION | <b>\$158K</b><br>MEDIAN IN-COME | <b>54°F</b><br>AVG TEMP | <b>56%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|