

Single Family Residence **RESIDENTIAL**

16 RUCKER RD

RICHBORO, PA 18954

\$887,286 TopHap Estimate · \$373 / ft² · confidence 94 · as of Jul 14, 2026



2.5
BATHS

2,377 ft²
LIVING AREA

0.51 ac
LOT SIZE

1984
YEAR BUILT

2
STORIES

VALUATION

\$887K

\$835K low

\$939K high

Last Sale

\$885,000 · Jun 8, 2026

Est. Owner Equity

\$54,536

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$8,476 (2026)
Assessed Value	\$40,400
Previous Assessed	\$40,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	BUCKS
Lot (acres)	0.52
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

22
WILDFIRE

70
HEAT

91
STORM

21
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 13, 2026	Resale	Special Warranty Deed	\$885,000	\$372	\$833K
May 8, 2020	Resale	Grant Deed	\$315,000	\$133	
Dec 2, 2019	Resale	Trustees Deed	\$1,188	\$0	
Apr 7, 2005	Resale	Grant Deed	\$487,900	\$205	
May 31, 2005	Resale	Deed	\$487,900	\$205	\$388K
Jun 22, 1998	Resale	Grant Deed	\$235,000	\$99	\$188K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Churchville Elementary School	Elementary	KG–6	1.5 mi
Council Rock High School South	High	9–12	2.1 mi
Holland Middle School	Middle	7–8	2.8 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

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

| OWNERSHIP

Occupancy

Owner occupied