

Single Family Residence **RESIDENTIAL**

44 RIDINGS WAY

LITITZ, PA 17543

\$493,480 TopHap Estimate · \$269 / ft² · confidence 88 · as of Jul 14, 2026



4
BEDS

3
BATHS

1,834 ft²
LIVING AREA

0.24 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$493K

\$434K low

\$553K high

Est. Owner Equity

\$66,480

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$5,892 (2026)
Assessed Value	\$249,400
Previous Assessed	\$249,400
Assessor Market Value	\$249,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Lancaster
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

Patio · 347 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 20, 1999	Resale	Grant Deed	\$185,000	\$101	\$148K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Manheim Township Middle School	Middle	7–8	0.9 mi
Manheim Township High School	High	9–12	0.9 mi
Neff Elementary School	Elementary	KG–4	1.2 mi

District: Manheim Township 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 17543

48 CRIME INDEX	104 AIR POLLUTION	48,271 POPULATION	\$96K MEDIAN IN-COME	52°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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