

Single Family Residence **RESIDENTIAL**

## 2 RIDINGS WAY

LITITZ, PA 17543

**\$566,278** TopHap Estimate · \$263 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**2,155 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1998**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

### VALUATION

**\$566K**

\$528K low

\$605K high

Est. Owner Equity

**\$166,278**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,741 (2026) |
| Assessed Value        | \$285,300      |
| Previous Assessed     | \$285,300      |
| Assessor Market Value | \$285,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | Lancaster               |
| Lot (acres)   | 0.23                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |

Deck · 192 ft²

Patio · 192 ft²

Porch · 36 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE | \$/FT² | LOAN   |
|--------------|-----------|------------|-------|--------|--------|
| Apr 29, 2003 | Financing | Grant Deed |       |        | \$189K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Manheim Township Middle School | Middle     | 7–8    | 1.0 mi   |
| Manheim Township High School   | High       | 9–12   | 1.0 mi   |
| Neff Elementary School         | Elementary | KG–4   | 1.3 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>48</div> <div>CRIME INDEX</div> | <div>104</div> <div>AIR POLLUTION</div> | <div>48,271</div> <div>POPULATION</div> | <div>\$96K</div> <div>MEDIAN IN-COME</div> | <div>52°F</div> <div>AVG TEMP</div> | <div>57%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|