

Single Family Residence **RESIDENTIAL**

# 33 ROSEWOOD DR

LANCASTER, PA 17603

**\$397,603** TopHap Estimate · \$283 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,404 ft<sup>2</sup>**  
LIVING AREA

**0.28 ac**  
LOT SIZE

**1987**  
YEAR BUILT

**2**  
STORIES

**6**  
ROOMS

**1**  
PARKING

## VALUATION

**\$398K**

\$385K low

\$410K high

Last Sale

**\$210,000 · Jul 27, 2017**

Est. Owner Equity

**\$239,603**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,445 (2026) |
| Assessed Value        | \$178,000      |
| Previous Assessed     | \$178,000      |
| Assessor Market Value | \$178,000      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | Lancaster               |
| Lot (acres)   | 0.28                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Composition Shingle     |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Garage        | Garage, Attached        |

Deck · 132 ft²

Patio · 224 ft²

Porch · 224 ft²

## CLIMATE RISK

37

FLOOD

11

WILDFIRE

71

HEAT

87

STORM

33

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Jul 26, 2017 | Resale | Grant Deed | \$210,000 | \$150  | \$168K |
| Jun 1, 2010  | Resale | Deed       | \$199,900 | \$142  | \$160K |
| Jan 22, 2002 | Resale | Grant Deed | \$125,000 | \$89   | \$116K |

## ASSIGNED SCHOOLS

| SCHOOL               | LEVEL      | GRADES | DISTANCE |
|----------------------|------------|--------|----------|
| E.R. Martin School   | Elementary | PK–8   | 0.9 mi   |
| McCaskey High School | High       | 9–12   | 3.3 mi   |

District: Lancaster 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 17603

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>113</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>69,285</b><br>POPULATION | <b>\$76K</b><br>MEDIAN IN-COME | <b>53°F</b><br>AVG TEMP | <b>57%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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