

Townhouse **RESIDENTIAL**

# 184 RUTLEDGE AVE

LANCASTER, PA 17601

**\$348,138** TopHap Estimate · \$261 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,336 ft<sup>2</sup>**

LIVING AREA

**0.86 ac**

LOT SIZE

**2000**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**1**

PARKING

## VALUATION

**\$348K**

\$322K low

\$374K high

Last Sale

**\$211,000 · Sep 22, 2020**

Est. Owner Equity

**\$84,938**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,494 (2026) |
| Assessed Value        | \$190,200      |
| Previous Assessed     | \$190,200      |
| Assessor Market Value | \$190,200      |

## PROPERTY FACTS

|               |                     |
|---------------|---------------------|
| Property Type | Townhouse           |
| Style         | Townhouse           |
| County        | Lancaster           |
| Lot (acres)   | 0.86                |
| Construction  | Frame (Unspecified) |
| Roof          | Composition Shingle |
| Heating       | Yes                 |
| Cooling       | Yes                 |
| Fireplace     | Yes                 |
| Garage        | Garage, Attached    |

Deck · 120 ft²

Patio · 120 ft²

Porch · 32 ft²

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 53<br>FLOOD | 6<br>WILDFIRE | 71<br>HEAT | 84<br>STORM | 33<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Aug 18, 2021 | Financing | Intrafamily Transfer |           |        | \$212K |
| Sep 21, 2020 | Resale    | Deed                 | \$211,000 | \$158  | \$207K |
| Sep 17, 2019 | Resale    | Deed                 | \$185,000 | \$138  | \$90K  |
| May 23, 2008 | Financing | Intrafamily Transfer |           |        | \$173K |
| Sep 15, 2006 | Financing | Intrafamily Transfer |           |        | \$158K |
| Jun 18, 2001 | Resale    | Grant Deed           | \$129,378 | \$97   | \$123K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Brecht Elementary School       | Elementary | KG–4   | 0.5 mi   |
| Manheim Township High School   | High       | 9–12   | 2.6 mi   |
| Manheim Township Middle School | Middle     | 7–8    | 2.8 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 17601

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>76</b><br>CRIME INDEX | <b>96</b><br>AIR POLLUTION | <b>57,354</b><br>POPULATION | <b>\$98K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>57%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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