

Single Family Residence **RESIDENTIAL**

445 RUTH RIDGE DR

LANCASTER, PA 17601

\$462,189 TopHap Estimate · \$285 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,620 ft²

LIVING AREA

0.45 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$462K

\$431K low

\$493K high

Last Sale

\$132,900 · Dec 27, 2000

Est. Owner Equity

\$271,680

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$4,997 (2026)
Assessed Value	\$211,500
Previous Assessed	\$211,500
Assessor Market Value	\$211,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Lancaster
Lot (acres)	0.45
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

Porch · 328 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 27, 2000	Resale	Grant Deed	\$132,900	\$82	\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Nitrauer Elementary School	Elementary	KG–4	0.1 mi
Manheim Township High School	High	9–12	1.5 mi
Manheim Township Middle School	Middle	7–8	1.6 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

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

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

OWNERSHIP

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