

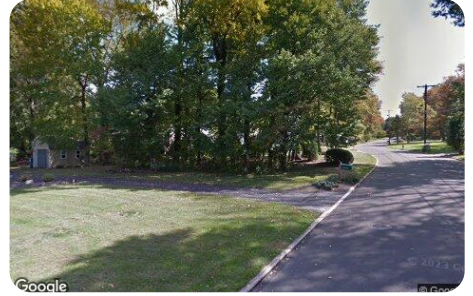
Single Family Residence

RESIDENTIAL

116 ROSEWOOD DR

LANSDALE, PA 19446

\$741,792 TopHap Estimate · \$292 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,537 ft²

LIVING AREA

0.46 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$742K

\$656K low

\$828K high

Last Sale

\$740,000 · Jul 1, 2026

Est. Owner Equity

\$371,792

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$8,168 (2026)
Assessed Value	\$198,750
Previous Assessed	\$198,750
Assessor Market Value	\$198,750

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MONTGOMERY
Lot (acres)	0.46
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	No Garage
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 5, 2026	Resale	Deed	\$740,000	\$292	\$592K
Jul 20, 2001	Resale	Grant Deed	\$314,000	\$124	\$251K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bridle Path Elementary School	Elementary	KG–6	0.7 mi
Penndale Middle School	Middle	7–9	1.4 mi
North Penn High School	High	10–12	3.0 mi

District: North Penn 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 19446

70 CRIME INDEX	99 AIR POLLUTION	59,224 POPULATION	\$108K MEDIAN IN-COME	53°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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