

Duplex (2 Units, Any Combination)

RESIDENTIAL

452 FORT ROSS AVE

LITITZ, PA 17543

3

BEDS

1

BATHS

1,056 ft²

LIVING AREA

0.13 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

5

ROOMS

TAX & ASSESSMENT

Property Tax	\$3,282 (2026)
Assessed Value	\$141,700
Previous Assessed	\$141,700
Assessor Market Value	\$141,700

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Duplex Single
County	Lancaster
Lot (acres)	0.13
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes

Patio · 128 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Warwick High School	High	9–12	0.4 mi
Warwick Middle School	Middle	7–8	0.6 mi
Kissel Hill Elementary	Elementary	KG–6	1.2 mi

District: Warwick 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

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

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

OWNERSHIP

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