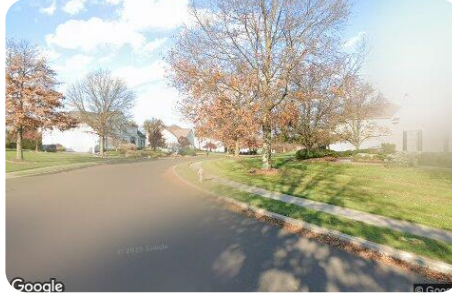


Single Family Residence **RESIDENTIAL**

116 ADDIS DR

RICHBORO, PA 18954

\$1,338,841 TopHap Estimate · \$327 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4.5

BATHS

4,093 ft²

LIVING AREA

0.67 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$1,300,000 · Aug 20, 2025

Est. Owner Equity

\$438,841

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$15,397 (2025)
Assessed Value	\$76,710
Previous Assessed	\$76,710

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	BUCKS
Lot (acres)	0.67
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

1
FLOOD

21
WILDFIRE

70
HEAT

91
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 30, 2025	Resale	Deed	\$1,300,000	\$318	\$900K
Nov 2, 2000	Resale	Grant Deed	\$576,847	\$141	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Maureen M. Welch Elementary School	Elementary	KG–6	0.5 mi
Council Rock High School South	High	9–12	2.9 mi
Holland Middle School	Middle	7–8	3.4 mi

District: Council Rock 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 18954

6 CRIME INDEX	97 AIR POLLUTION	10,281 POPULATION	\$155K 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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