

Single Family Residence **RESIDENTIAL**

# 606 SLIPPERY ROCK RD

SLIPPERY ROCK, PA 16057

**\$448,922** TopHap Estimate · \$208 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,156 ft<sup>2</sup>**

LIVING AREA

**0.61 ac**

LOT SIZE

**6**

ROOMS

## VALUATION

**\$449K**

\$419K low

\$479K high

Last Sale

**\$43,000 · Sep 25, 2009**

Est. Owner Equity

**\$241,922**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$983 (2026) |
| Assessed Value        | \$31,320     |
| Assessor Market Value | \$31,320     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | BUTLER                  |
| Lot (acres)   | 0.61                    |
| Heating       | Hot Water               |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 5<br>WILDFIRE | 64<br>HEAT | 79<br>STORM | 36<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|-------------|--------|------------|-----------|--------|--------|
| Aug 3, 2007 | Resale | Grant Deed | \$219,000 | \$102  | \$164K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Slippery Rock Area High School       | High       | 9–12   | 0.5 mi   |
| Slippery Rock Area Middle School     | Middle     | 6–8    | 0.6 mi   |
| Slippery Rock Area Elementary School | Elementary | KG–5   | 1.4 mi   |

District: Slippery Rock Area 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 16057

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>139</b><br>CRIME INDEX | <b>96</b><br>AIR POLLUTION | <b>15,539</b><br>POPULATION | <b>\$59K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>45%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|