

Duplex (2 Units, Any Combination)

RESIDENTIAL

40 FAWN ST

RUSSELLTON, PA 15076



4

BEDS

3

BATHS

1,860 ft²

LIVING AREA

0.3 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

Last Sale

\$75,000 · Feb 27, 2017

TAX & ASSESSMENT

Property Tax	\$820 (2026)
Assessed Value	\$127,500
Previous Assessed	\$127,500
Assessor Market Value	\$127,500

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
County	ALLEGHENY
Lot (acres)	0.30
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

CLIMATE RISK

1 FLOOD	8 WILDFIRE	71 HEAT	89 STORM	20 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 24, 2017	Resale	Grant Deed	\$75,000	\$40	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Deer Lakes High School	High	9–12	1.1 mi
Deer Lakes Middle School	Middle	6–8	1.4 mi
Curtisville Primary Center	Elementary	KG–2	1.4 mi

District: Deer Lakes 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 15076

93 CRIME INDEX	97 AIR POLLUTION	397 POPULATION	\$83K MEDIAN IN-COME	51°F AVG TEMP	45% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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