

Single Family Residence **RESIDENTIAL**

749 STATE ROUTE 31

RUFFS DALE, PA 15679

\$162,982 TopHap Estimate · confidence 79 · as of Jul 14, 2026



2 ac
LOT SIZE

VALUATION

\$163K

\$128K low

\$198K high

Est. Owner Equity

\$102,982

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$2,051 (2026)
Assessed Value	\$15,850
Previous Assessed	\$15,850
Assessor Market Value	\$15,850

PROPERTY FACTS

Property Type	Single Family Residence
County	WESTMORELAND
Lot (acres)	2.00
Pool	No

CLIMATE RISK

1 FLOOD	7 WILDFIRE	72 HEAT	82 STORM	26 DROUGHT
------------	---------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southmoreland High School	High	9–12	2.9 mi
Southmoreland Primary Center	Elementary	KG–1	3.1 mi
Southmoreland Middle School	Middle	6–8	4.9 mi

District: Southmoreland 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 15679

112 CRIME INDEX	84 AIR POLLUTION	3,545 POPULATION	\$65K MEDIAN IN-COME	51°F AVG TEMP	45% SUNSHINE
---------------------------	----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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