

Single Family Residence **RESIDENTIAL**

# 403 DEER RUN RD

SLIPPERY ROCK, PA 16057

**\$445,215** TopHap Estimate · \$222 / ft² · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**2,006 ft²**

LIVING AREA

**0.58 ac**

LOT SIZE

**1998**

YEAR BUILT

**6**

ROOMS

## VALUATION

**\$445K**

\$408K low

\$482K high

Last Sale

**\$425,000 · Aug 26, 2024**

Est. Owner Equity

**\$41,465**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$950 (2026) |
| Assessed Value        | \$30,280     |
| Assessor Market Value | \$30,280     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Conventional                     |
| County        | BUTLER                           |
| Lot (acres)   | 0.58                             |
| Heating       | Forced Air With Air Conditioning |
| 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 19, 2024 | Resale    | Deed                | \$425,000 | \$212  | \$404K |
| Oct 25, 2011 | Quitclaim | Quit Claim Transfer |           |        | \$200K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Slippery Rock Area High School       | High       | 9–12   | 0.4 mi   |
| Slippery Rock Area Middle School     | Middle     | 6–8    | 0.6 mi   |
| Slippery Rock Area Elementary School | Elementary | KG–5   | 1.6 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>Absentee owner</b> |
|-----------|-----------------------|