

Single Family Residence

**RESIDENTIAL**

# 109 RANDY RIDGE CT

DRUMS, PA 18222

**\$227,793** TopHap Estimate · \$265 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**858 ft<sup>2</sup>**

LIVING AREA

**0.33 ac**

LOT SIZE

**2001**

YEAR BUILT

## VALUATION

**\$228K**

**\$216K low**

**\$240K high**

Last Sale

**\$134,900 · Jul 23, 2020**

Est. Owner Equity

**\$55,337**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,022 (2026) |
| Assessed Value        | \$139,700      |
| Previous Assessed     | \$139,700      |
| Assessor Market Value | \$139,700      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | LUZERNE                 |
| Lot (acres)   | 0.33                    |
| Pool          | No                      |

## CLIMATE RISK

|                     |                       |                   |                    |                      |
|---------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>100</b><br>FLOOD | <b>12</b><br>WILDFIRE | <b>62</b><br>HEAT | <b>86</b><br>STORM | <b>16</b><br>DROUGHT |
|---------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|-----------------------|-----------|--------------------|--------|
| Jul 17, 2020 | Resale          | Deed                  | \$134,900 | \$157              | \$132K |
| Nov 5, 2018  | Resale          | Special Warranty Deed | \$57,750  | \$67               |        |
| Jul 25, 2018 | Quitclaim       | Quit Claim Transfer   |           |                    |        |
| Apr 26, 2018 | Non-arms-length | Trustees Deed         | \$1,446   | \$2                |        |
| Dec 18, 2015 | Resale          | Grant Deed            | \$110,000 | \$128              | \$112K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Drums Elementary / Middle School | Elementary | KG–8   | 4.0 mi   |
| Hazleton Area High School        | High       | 9–12   | 5.8 mi   |

District: Hazleton 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 18222

|                          |                             |                            |                                 |                         |                        |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>63</b><br>CRIME INDEX | <b>124</b><br>AIR POLLUTION | <b>9,686</b><br>POPULATION | <b>\$101K</b><br>MEDIAN IN-COME | <b>48°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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