

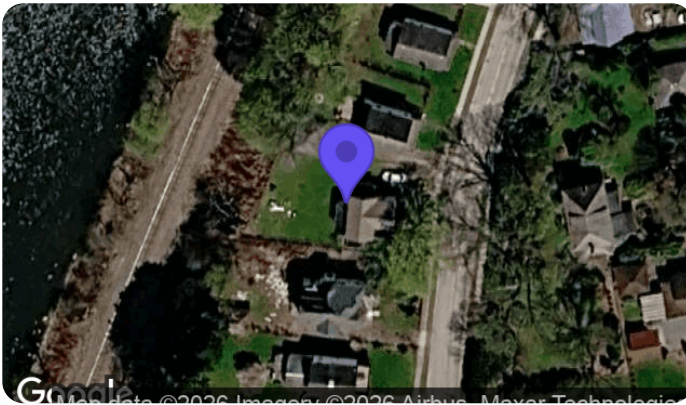
Residential (General/Single)

RESIDENTIAL

421 MAIN ST

ROUSEVILLE, PA 16344

\$86,484 TopHap Estimate · \$56 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,548 ft²

LIVING AREA

0.16 ac

LOT SIZE

1919

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$86K

\$72K low

\$101K high

Last Sale

\$75,000 · Feb 18, 2025

Est. Owner Equity

\$10,727

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$1,548 (2025)
Assessed Value	\$45,320
Previous Assessed	\$45,320
Assessor Market Value	\$45,320

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Venango
Lot (acres)	0.16
Heating	Forced Air
Pool	No

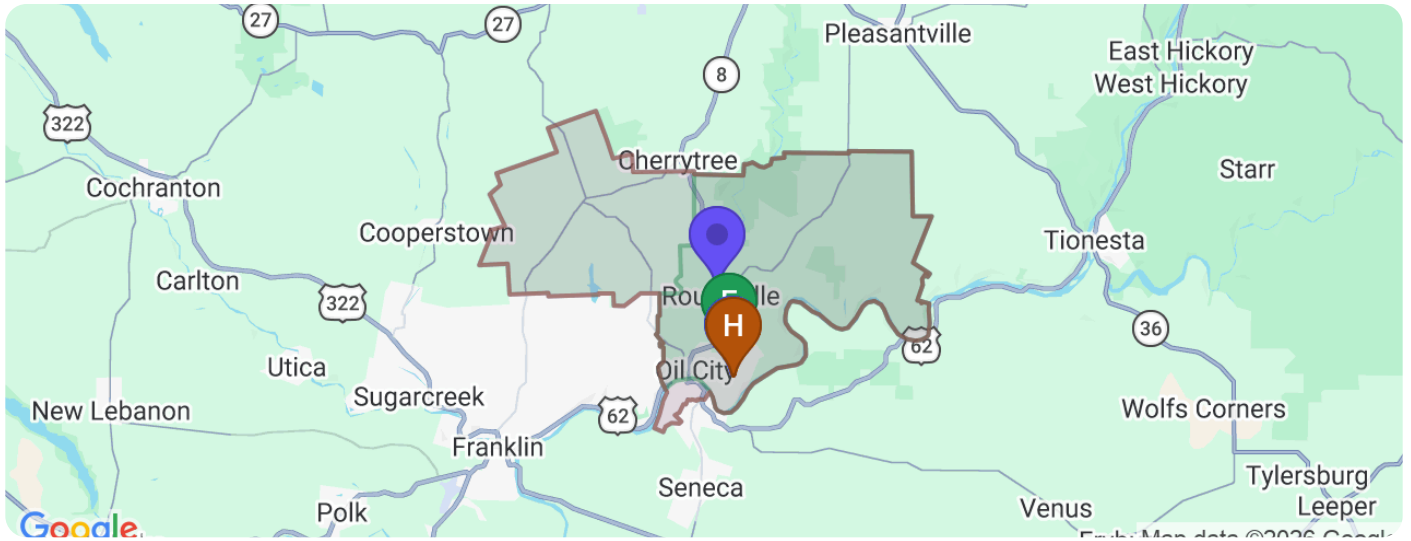
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 14, 2025	Resale	Deed	\$75,000	\$48	\$76K
Jun 24, 2005	Resale	Deed	\$10,000	\$6	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hasson Heights Elementary School	Elementary	KG–4	2.2 mi
Oil City Area Middle School	Middle	5–8	3.0 mi
Oil City Senior High School	High	9–12	3.0 mi

District: Oil City 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 16344

120 CRIME INDEX	94 AIR POLLUTION	55 POPULATION	\$65K MEDIAN IN-COME	46°F AVG TEMP	45% SUNSHINE
---------------------------	----------------------------	-------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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