

Single Family Residence **RESIDENTIAL**

# 93 RIVER BEND DR

RUSSELL, PA 16345

**\$236,037** TopHap Estimate · \$102 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,309 ft<sup>2</sup>**

LIVING AREA

**1.87 ac**

LOT SIZE

**1945**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$236K**

\$195K low

\$277K high

Last Sale

**\$225,000 · Apr 6, 2026**

Est. Owner Equity

**\$31,006**

Loan-to-Value

**91%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,890 (2026) |
| Assessed Value        | \$262,460      |
| Previous Assessed     | \$30,459       |
| Assessor Market Value | \$262,460      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WARREN                  |
| Lot (acres)   | 1.87                    |
| Cooling       | None                    |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |
| Pool          | No                      |

Porch · 444 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------|-----------|--------|--------|
| Mar 16, 2026 | Resale | Deed | \$225,000 | \$97   | \$205K |
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## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Eisenhower Elementary School    | Elementary | KG–5   | 3.6 mi   |
| Eisenhower Middle / High School | Middle     | 6–12   | 3.6 mi   |

District: Warren County 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 16345

|                                      |                                        |                                        |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>96</div> <div>CRIME INDEX</div> | <div>82</div> <div>AIR POLLUTION</div> | <div>3,369</div> <div>POPULATION</div> | <div>\$84K</div> <div>MEDIAN IN-COME</div> | <div>45°F</div> <div>AVG TEMP</div> | <div>45%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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