

Duplex (2 Units, Any Combination) RESIDENTIAL

632 ROUTE 957  
RUSSELL, PA 16345



2  
BEDS

1.5  
BATHS

800 ft<sup>2</sup>  
LIVING AREA

3.63 ac  
LOT SIZE

1993  
YEAR BUILT

1  
STORIES

4  
ROOMS

4  
PARKING

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,059 (2026) |
| Assessed Value        | \$184,780      |
| Previous Assessed     | \$21,865       |
| Assessor Market Value | \$184,780      |

PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Duplex Single                     |
| County        | WARREN                            |

|             |       |
|-------------|-------|
| Lot (acres) | 3.63  |
| Cooling     | None  |
| Garage      | Mixed |
| Pool        | No    |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 5<br>WILDFIRE | 61<br>HEAT | 93<br>STORM | 26<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Eisenhower Elementary School    | Elementary | KG–5   | 2.9 mi   |
| Eisenhower Middle / High School | Middle     | 6–12   | 2.9 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

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

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|