

Residential (General/Single) **RESIDENTIAL**

217 1ST AVE

ROUSEVILLE, PA 16344

\$71,141 TopHap Estimate · \$79 / ft² · confidence 73 · as of Jul 14, 2026



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2

BEDS

1

BATHS

902 ft²

LIVING AREA

0.11 ac

LOT SIZE

1950

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$71K

\$52K low

\$90K high

Est. Owner Equity

\$10,141

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$1,505 (2025)
Assessed Value	\$44,070
Previous Assessed	\$44,070
Assessor Market Value	\$44,070

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Venango
Lot (acres)	0.11
Heating	Hot Water
Fireplace	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 9, 2018	Resale	Deed	\$25,500	\$28	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hasson Heights Elementary School	Elementary	KG–4	2.2 mi
Oil City Area Middle School	Middle	5–8	2.9 mi
Oil City Senior High School	High	9–12	3.0 mi

District: Oil City Area School District



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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.