

Single Family Residence

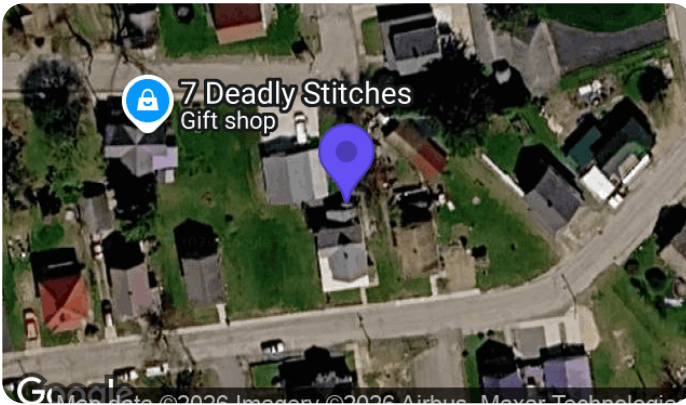
RESIDENTIAL

13 LOCUST ST

ROUSEVILLE, PA 16344

\$147,283

TopHap Estimate · \$86 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,712 ft²

LIVING AREA

0.33 ac

LOT SIZE

1892

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$147K

\$128K low

\$167K high

Est. Owner Equity

\$76,283

Loan-to-Value

57%

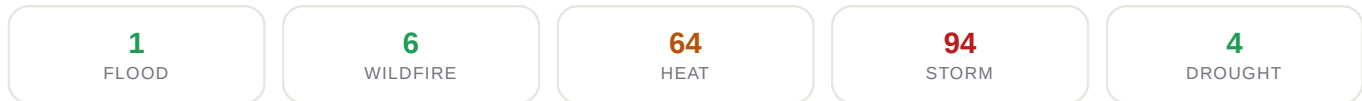
TAX & ASSESSMENT

Property Tax	\$2,054 (2025)
Assessed Value	\$60,140
Previous Assessed	\$52,380
Assessor Market Value	\$60,140

PROPERTY FACTS

Property Type	Single Family Residence
County	Venango
Lot (acres)	0.33
Heating	Forced Air
Pool	No

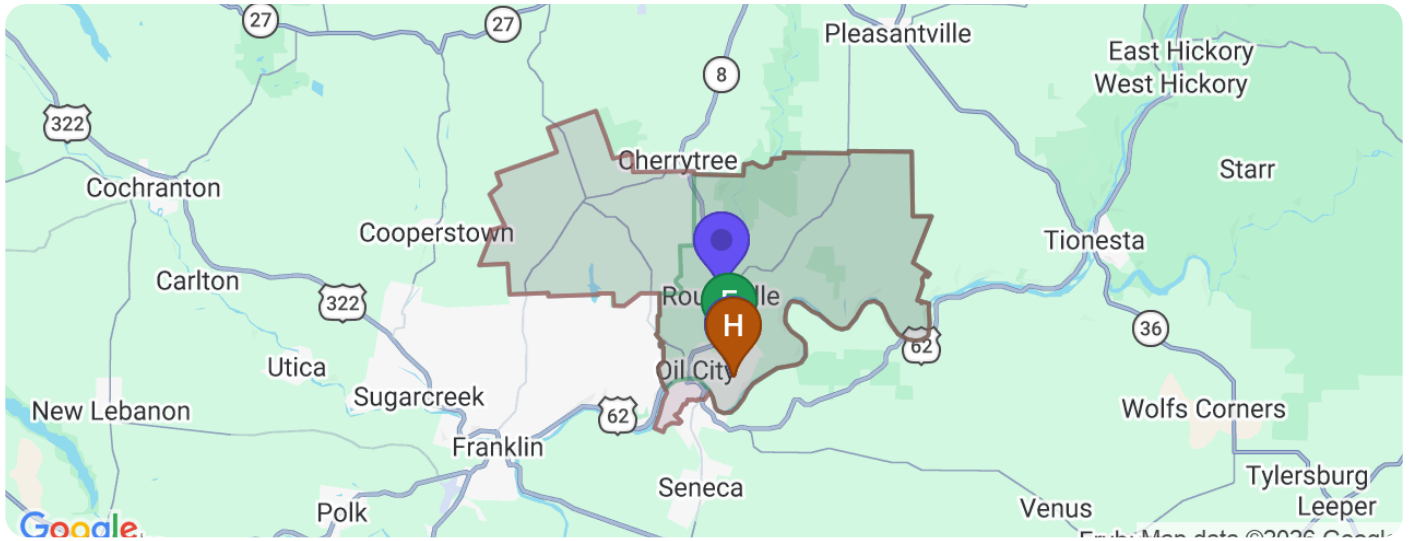
CLIMATE RISK



ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hasson Heights Elementary School	Elementary	KG–4	2.0 mi
Oil City Area Middle School	Middle	5–8	2.8 mi
Oil City Senior High School	High	9–12	2.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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