

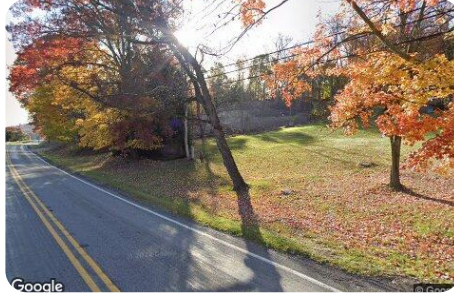
Single Family Residence

**RESIDENTIAL**

# 104 STATE ROUTE 31

RUFFS DALE, PA 15679

**\$173,345** TopHap Estimate · \$129 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**1,346 ft<sup>2</sup>**  
LIVING AREA

**5 ac**  
LOT SIZE

**1979**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$173K**

\$162K low

\$184K high

Est. Owner Equity

**\$155,345**

Loan-to-Value

**11%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,421 (2026) |
| Assessed Value        | \$27,080       |
| Previous Assessed     | \$27,080       |
| Assessor Market Value | \$27,080       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WESTMORELAND            |
| Lot (acres)   | 5.00                    |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 8<br>WILDFIRE | 72<br>HEAT | 81<br>STORM | 26<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Mendon Elementary School         | Elementary | KG–4   | 0.3 mi   |
| Yough Intermediate Middle School | Middle     | 5–8    | 0.3 mi   |
| Yough Senior High School         | High       | 9–12   | 6.4 mi   |

District: Yough 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 15679

|                    |                     |                     |                         |                  |                 |
|--------------------|---------------------|---------------------|-------------------------|------------------|-----------------|
| 112<br>CRIME INDEX | 84<br>AIR POLLUTION | 3,545<br>POPULATION | \$65K<br>MEDIAN IN-COME | 51°F<br>AVG TEMP | 45%<br>SUNSHINE |
|--------------------|---------------------|---------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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