

Single Family Residence

RESIDENTIAL

320 STATE ROUTE 31

RUFFS DALE, PA 15679

\$276,011 TopHap Estimate · \$117 / ft² · confidence 90 · as of Jul 14, 2026



2,355 ft²
LIVING AREA

2.22 ac
LOT SIZE

2021
YEAR BUILT

1
STORIES

VALUATION

\$276K

\$247K low

\$305K high

Last Sale

\$450,000 · Jan 3, 2022

Est. Owner Equity

\$176,011

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$5,105 (2026)
Assessed Value	\$40,410
Previous Assessed	\$40,410
Assessor Market Value	\$40,410

PROPERTY FACTS

Property Type	Single Family Residence
County	WESTMORELAND
Lot (acres)	2.22
Construction	Frame (Unspecified)
Pool	No

CLIMATE RISK

1 FLOOD	10 WILDFIRE	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 28, 2023	Financing	Intrafamily Transfer			
Dec 29, 2021	Resale	Deed	\$450,000	\$191	\$100K
Aug 31, 2017	Resale	Grant Deed	\$8,000	\$3	
Sep 8, 2011	Resale	Deed	\$130,000	\$55	\$85K
Sep 8, 2011	Quitclaim	Quit Claim Transfer			
Oct 19, 2009	Non-arms-length	Grant Deed	\$91,800	\$39	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Yough Intermediate Middle School	Middle	5–8	0.8 mi
Mendon Elementary School	Elementary	KG–4	0.8 mi
Yough Senior High School	High	9–12	6.9 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 CRIME INDEX	84 AIR POLLUTION	3,545 POPULATION	\$65K MEDIAN IN-COME	51°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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