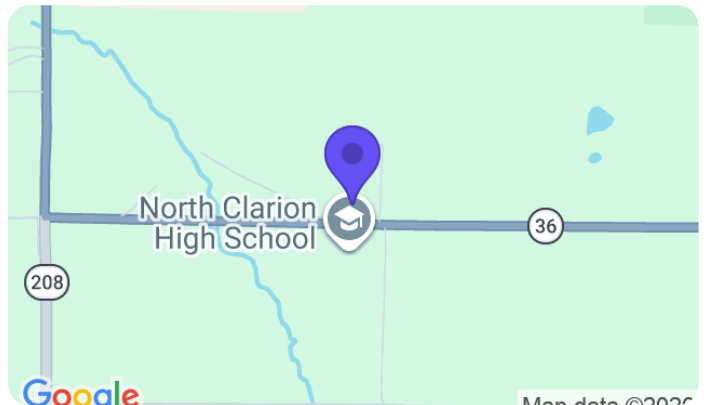


Single Family Residence **RESIDENTIAL**

10452 ROUTE 36

TIONESTA, PA 16353

\$313,669 TopHap Estimate · \$209 / ft² · confidence 88 · as of Jul 14, 2026



1,500 ft²
LIVING AREA

1.29 ac
LOT SIZE

1989
YEAR BUILT

1
STORIES

VALUATION

\$314K

\$275K low

\$353K high

Last Sale

\$275,000 · Oct 1, 2025

Est. Owner Equity

\$43,650

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$12,294 (2026)
Assessed Value	\$193,800
Previous Assessed	\$28,702
Assessor Market Value	\$193,800

PROPERTY FACTS

Property Type	Single Family Residence
County	CLARION
Lot (acres)	1.29
Pool	No

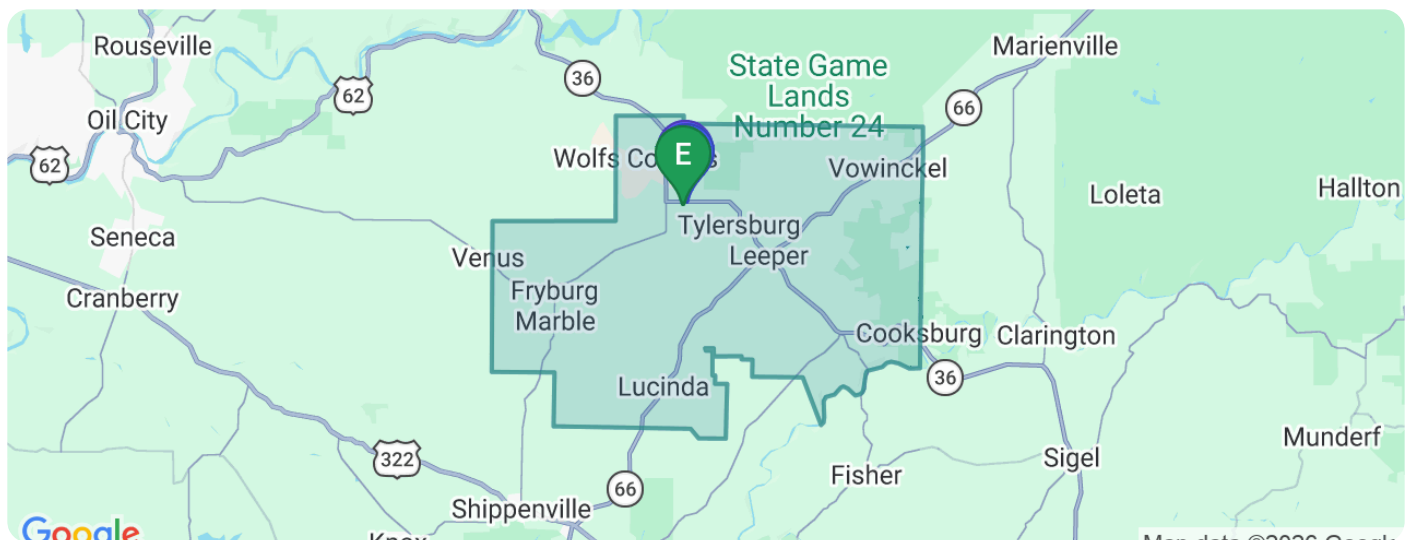
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2025	Resale	Deed	\$275,000	\$183	\$270K
Mar 15, 2017	Financing	Intrafamily Transfer			
Mar 15, 2017	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Clarion County Jr. / Sr. High School	Middle	7–12	0.1 mi
North Clarion County Elementary School	Elementary	PK–6	0.2 mi

District: North Clarion 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 16353

153 CRIME INDEX	88 AIR POLLUTION	2,575 POPULATION	\$56K MEDIAN IN- COME	46°F AVG TEMP	45% SUNSHINE
---------------------------	----------------------------	----------------------------	------------------------------------	-------------------------	------------------------

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

OWNERSHIP

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