

Residential (General/Single)

**RESIDENTIAL**

# 7621 ROUTE 321

KANE, PA 16735

**\$354,612** TopHap Estimate · \$104 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3,424 ft<sup>2</sup>**  
LIVING AREA

**1.05 ac**  
LOT SIZE

**2000**  
YEAR BUILT

## VALUATION

**\$355K**

**\$318K low**

**\$392K high**

Last Sale

**\$200,000 · Jun 5, 2026**

Est. Owner Equity

**\$294,612**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,803 (2026) |
| Assessed Value        | \$182,070      |
| Previous Assessed     | \$181,570      |
| Assessor Market Value | \$182,070      |

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | MCKEAN                       |
| Lot (acres)   | 1.05                         |
| Pool          | No                           |

## CLIMATE RISK

|             |                |               |
|-------------|----------------|---------------|
| 92<br>FLOOD | 11<br>WILDFIRE | 10<br>DROUGHT |
|-------------|----------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------------|----------------------|-----------|--------------------|-------|
| Jun 5, 2026  | Non-arms-length | Deed                 | \$200,000 | \$58               | \$60K |
| Aug 14, 2025 | Financing       | Deed                 |           |                    |       |
| Feb 21, 2017 | Financing       | Intrafamily Transfer |           |                    |       |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Kane Area High School       | High       | 9–12   | 1.3 mi   |
| Kane Area Elementary School | Elementary | KG–5   | 1.3 mi   |
| Kane Area Middle School     | Middle     | 6–8    | 1.3 mi   |

District: Kane 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 16735

|                                       |                                        |                                        |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>129</div> <div>CRIME INDEX</div> | <div>96</div> <div>AIR POLLUTION</div> | <div>6,271</div> <div>POPULATION</div> | <div>\$55K</div> <div>MEDIAN IN-COME</div> | <div>45°F</div> <div>AVG TEMP</div> | <div>45%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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