

Single Family Residence

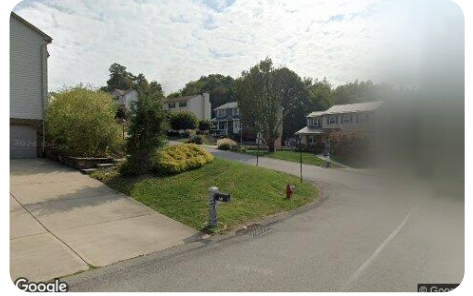
**RESIDENTIAL**

# 71 RUSTIC RIDGE DR

PITTSBURGH, PA 15239

**\$470,643**

TopHap Estimate · \$202 / ft² · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**2,326 ft²**

LIVING AREA

**0.28 ac**

LOT SIZE

**1994**

YEAR BUILT

**2**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$471K**

\$450K low

\$491K high

Last Sale

**\$338,000 · Feb 18, 2021**

Est. Owner Equity

**\$370,643**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,264 (2026) |
| Assessed Value        | \$196,600      |
| Previous Assessed     | \$196,600      |
| Assessor Market Value | \$214,600      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | ALLEGHENY               |
| Lot (acres)   | 0.28                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 8<br>WILDFIRE | 72<br>HEAT | 91<br>STORM | 20<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|-----------------------|-----------|--------------------|--------|
| Feb 16, 2021 | Resale | Special Warranty Deed | \$338,000 | \$145              |        |
| Jun 20, 2014 | Resale | Grant Deed            | \$269,500 | \$116              | \$252K |
| Sep 19, 2011 | Resale | Grant Deed            | \$239,000 | \$103              | \$191K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Plum Senior High School   | High       | 9–12   | 1.4 mi   |
| Pivik Elementary School   | Elementary | KG–4   | 1.6 mi   |
| Oblock Junior High School | Middle     | 7–8    | 3.3 mi   |

District: Plum Borough 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 15239

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>40</div> <div>CRIME INDEX</div> | <div>87</div> <div>AIR POLLUTION</div> | <div>19,667</div> <div>POPULATION</div> | <div>\$94K</div> <div>MEDIAN IN-COME</div> | <div>51°F</div> <div>AVG TEMP</div> | <div>45%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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