

Single Family Residence **RESIDENTIAL**

45 RIFFLE RIDGE DR

MORGANTOWN, WV 26508

\$431,056 TopHap Estimate · \$236 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,824 ft²

LIVING AREA

0.32 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$431K

\$409K low

\$453K high

Est. Owner Equity

\$125,329

Loan-to-Value

70%

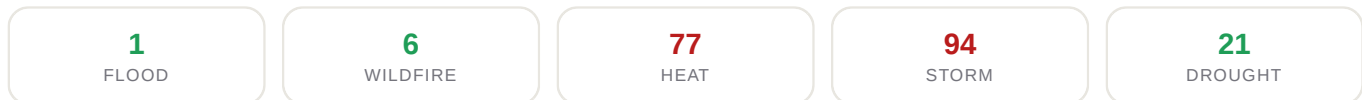
TAX & ASSESSMENT

Property Tax	\$4,364 (2025)
Assessed Value	\$204,240
Previous Assessed	\$300
Assessor Market Value	\$340,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	MONONGALIA
Lot (acres)	0.32
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Brookhaven Elementary School	Elementary	KG–5	0.6 mi
South Middle School	Middle	6–8	2.9 mi
Morgantown High School	High	9–12	3.2 mi

District: Monongalia 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 26508

65 CRIME INDEX	88 AIR POLLUTION	35,632 POPULATION	\$90K MEDIAN IN-COME	51°F AVG TEMP	40% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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