

Single Family Residence **RESIDENTIAL**

# 21140 RIVER RD

CIRCLEVILLE, OH 43113

**\$553,452** TopHap Estimate · \$198 / ft² · confidence 92 · as of Jul 14, 2026



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**3**

BEDS

**3**

BATHS

**2,789 ft²**

LIVING AREA

**8.06 ac**

LOT SIZE

**1977**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$553K**

\$508K low

\$599K high

Last Sale

**\$539,000 · Feb 25, 2025**

Est. Owner Equity

**\$15,702**

Loan-to-Value

**98%**

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$146,920 |
| Previous Assessed     | \$146,920 |
| Assessor Market Value | \$419,770 |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Pickaway                |
| Lot (acres)   | 8.06                    |
| Construction  | Brick                   |
| Heating       | Heat Pump               |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |

Deck · 192 ft²

Patio · 256 ft²

Porch · 150 ft²

## CLIMATE RISK

**1**  
FLOOD

**17**  
WILDFIRE

**79**  
HEAT

**86**  
STORM

**25**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------|-----------|--------|--------|
| Feb 21, 2025 | Resale | Deed | \$539,000 | \$193  | \$538K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Westfall Middle School     | Middle     | 6–8    | 8.0 mi   |
| Westfall High School       | High       | 9–12   | 8.1 mi   |
| Westfall Elementary School | Elementary | PK–5   | 8.3 mi   |

District: Westfall Local School District



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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 43113

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>120</b><br>CRIME INDEX | <b>171</b><br>AIR POLLUTION | <b>25,578</b><br>POPULATION | <b>\$62K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|