

Single Family Residence **RESIDENTIAL**

45 RICHARDS RUN

SPRINGBORO, OH 45066

\$549,825 TopHap Estimate · \$196 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,799 ft²

LIVING AREA

0.37 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$550K

\$515K low

\$584K high

Last Sale

\$405,000 · Feb 16, 2022

Est. Owner Equity

\$144,825

Loan-to-Value

74%

TAX & ASSESSMENT

Property Tax	\$5,718 (2024)
Assessed Value	\$144,400
Previous Assessed	\$113,488
Assessor Market Value	\$412,570

PROPERTY FACTS

Property Type	Single Family Residence
County	Warren
Lot (acres)	0.37
Construction	Frame (Unspecified)
Foundation	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 196 ft²

Porch · 22 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 14, 2022	Resale	Survivorship Deed	\$405,000	\$145	\$405K
Sep 16, 2019	Financing	Intrafamily Transfer			\$245K
May 8, 2007	Quitclaim	Quit Claim Transfer			
Apr 2, 2003	Resale	Grant Deed	\$282,000	\$101	\$268K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clearcreek Elementary School	Elementary	PK–1	0.7 mi
Springboro Junior High School	Middle	7–8	1.6 mi
Springboro High School	High	9–12	1.8 mi

District: Springboro Community City 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 45066

57 CRIME INDEX	211 AIR POLLUTION	26,295 POPULATION	\$122K MEDIAN IN-COME	52°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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