

Single Family Residence **RESIDENTIAL**

85 RICHARDS RUN

SPRINGBORO, OH 45066

\$546,315 TopHap Estimate · \$258 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,118 ft²

LIVING AREA

0.39 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$546K

\$488K low

\$605K high

Last Sale

\$222,400 · Aug 6, 2001

Est. Owner Equity

\$284,815

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$5,472 (2024)
Assessed Value	\$138,100
Previous Assessed	\$108,052
Assessor Market Value	\$394,570

PROPERTY FACTS

Property Type	Single Family Residence
County	Warren
Lot (acres)	0.39
Construction	Frame (Unspecified)
Foundation	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 572 ft²

Porch · 55 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 14, 2010	Quitclaim	Quit Claim Transfer			
Aug 6, 2001	Resale	Grant Deed	\$222,400	\$105	\$189K
Jun 1, 2001	Financing	Mortgage			\$3.7M
May 24, 2001	Non-arms-length	Grant Deed	\$39,200	\$19	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clearcreek Elementary School	Elementary	PK–1	0.7 mi
Springboro Junior High School	Middle	7–8	1.7 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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