

Single Family Residence **RESIDENTIAL**

# 8698 HAZELWOOD RUN

NORTH RIDGEVILLE, OH 44039

**\$516,344** TopHap Estimate · \$179 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,890 ft<sup>2</sup>**

LIVING AREA

**0.31 ac**

LOT SIZE

**2013**

YEAR BUILT

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$516K**

\$459K low

\$574K high

Last Sale

**\$394,000 · Feb 15, 2022**

Est. Owner Equity

**\$142,044**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,681 (2024) |
| Assessed Value        | \$157,315      |
| Previous Assessed     | \$157,315      |
| Assessor Market Value | \$449,470      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lorain                  |
| Construction  | Frame (Unspecified)     |
| Heating       | None                    |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 180 ft²

Patio · 24 ft²

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 10<br>FLOOD | 8<br>WILDFIRE | 69<br>HEAT | 73<br>STORM | 30<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Feb 14, 2022 | Resale            | Warranty Deed | \$394,000 | \$136  | \$374K |
| Apr 11, 2013 | Resale            | Warranty Deed | \$248,800 | \$86   | \$244K |
| Dec 4, 2012  | Recorded document | Warranty Deed |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| North Ridgeville High School     | High       | 9–12   | 2.0 mi   |
| North Ridgeville Academic Center | Middle     | 3–8    | 2.2 mi   |
| Liberty Elementary School        | Elementary | 1–2    | 3.2 mi   |

District: North Ridgeville 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 44039

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>27</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>36,448</b><br>POPULATION | <b>\$93K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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