

Single Family Residence

RESIDENTIAL

312 RIVER VALLEY BLVD

NEW RICHMOND, OH 45157

\$328,679 TopHap Estimate · \$125 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,628 ft²

LIVING AREA

0.38 ac

LOT SIZE

2010

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$329K

\$309K low

\$348K high

Last Sale

\$176,517 · Feb 4, 2011

Est. Owner Equity

\$124,926

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,685 (2025)
Assessed Value	\$87,400
Previous Assessed	\$87,400
Assessor Market Value	\$249,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Clermont
Lot (acres)	0.38
Construction	Frame (Unspecified)
Heating	Forced Air
Cooling	Central
Garage	Garage, Basement

Deck · 24 ft²

Shed · 128 ft²

Patio · 100 ft²

Porch · 32 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 3, 2012	Financing	Mortgage			\$3.4M
Jan 26, 2011	Resale	Warranty Deed	\$176,517	\$67	\$141K
Aug 2, 2010	Quitclaim	Quit Claim Transfer			
Jul 15, 2008	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
New Richmond High School	High	9–12	1.2 mi
New Richmond Middle School	Middle	6–8	1.2 mi
Locust Corner Elementary School	Elementary	PK–5	4.1 mi

District: New Richmond Exempted Village 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 45157

104 CRIME INDEX	204 AIR POLLUTION	10,688 POPULATION	\$93K MEDIAN IN-COME	54°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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