

Single Family Residence **RESIDENTIAL**

49 RIVER RUN RD

FAIRMONT, WV 26554

\$174,872 TopHap Estimate · \$168 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,040 ft²

LIVING AREA

0.38 ac

LOT SIZE

1958

YEAR BUILT

1

STORIES

6

ROOMS

1

PARKING

VALUATION

\$175K

\$160K low

\$190K high

Last Sale

\$900 · Mar 24, 2025

Est. Owner Equity

\$102,872

Loan-to-Value

43%

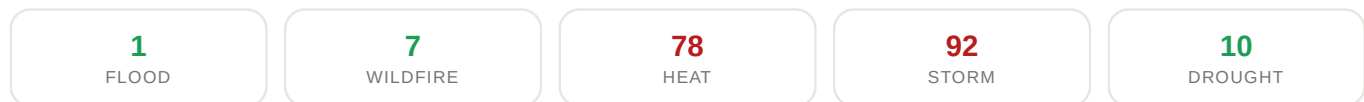
TAX & ASSESSMENT

Property Tax	\$862 (2025)
Assessed Value	\$69,360
Previous Assessed	\$67,380
Assessor Market Value	\$115,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	MARION
Lot (acres)	0.38
Heating	Central
Cooling	Central
Garage	Garage, Basement
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
White Hall Elementary School	Elementary	KG–4	1.3 mi
West Fairmont Middle School	Middle	5–8	4.6 mi
Fairmont Senior High School	High	9–12	5.2 mi

District: Marion County 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 26554

99 CRIME INDEX	90 AIR POLLUTION	45,172 POPULATION	\$67K MEDIAN IN-COME	52°F AVG TEMP	40% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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