

Rural Residence

RESIDENTIAL

173 RIVER RUN RD

FAIRMONT, WV 26554

\$187,528 TopHap Estimate · \$143 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,310 ft²

LIVING AREA

4.35 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$188K

\$164K low

\$211K high

Est. Owner Equity

\$7,528

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$639 (2025)
Assessed Value	\$71,460
Previous Assessed	\$69,720
Assessor Market Value	\$119,100

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Marion
Lot (acres)	4.35
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	9 WILDFIRE	78 HEAT	92 STORM	10 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2020	Financing	Intrafamily Transfer			
Dec 15, 2015	Financing	Correction Deed			\$180K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
White Hall Elementary School	Elementary	KG–4	1.3 mi
West Fairmont Middle School	Middle	5–8	4.5 mi
Fairmont Senior High School	High	9–12	5.0 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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