

Single Family Residence **RESIDENTIAL**

# 35 RIVER RUN DR

FREMONT, OH 43420

**\$346,914** TopHap Estimate · \$117 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**5**  
BEDS

**2**  
BATHS

**2,966 ft<sup>2</sup>**  
LIVING AREA

**0.28 ac**  
LOT SIZE

**1988**  
YEAR BUILT

**2**  
STORIES

**10**  
ROOMS

**3**  
PARKING

## VALUATION

**\$347K**

\$319K low

\$375K high

Est. Owner Equity

**\$162,914**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,817 (2025) |
| Assessed Value        | \$215,800      |
| Previous Assessed     | \$75,530       |
| Assessor Market Value | \$215,800      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Conventional               |
| County        | Sandusky                   |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Shingle                    |
| Heating       | Yes                        |
| Cooling       | Central                    |
| Fireplace     | Yes                        |

Patio · 210 ft²

Porch · 124 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| Jun 14, 2013 | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Lutz Elementary School   | Elementary | PK–5   | 0.8 mi   |
| Fremont Middle School    | Middle     | 6–8    | 2.5 mi   |
| Fremont Ross High School | High       | 9–12   | 2.5 mi   |

District: Fremont 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 43420

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>112</b><br>CRIME INDEX | <b>143</b><br>AIR POLLUTION | <b>29,275</b><br>POPULATION | <b>\$65K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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