

Single Family Residence **RESIDENTIAL**

40 RIVER RUN DR

FREMONT, OH 43420

\$293,225 TopHap Estimate · \$121 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

5

BATHS

2,421 ft²

LIVING AREA

0.35 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

7

ROOMS

3

PARKING

VALUATION

\$293K

\$267K low

\$320K high

Last Sale

\$220,000 · Feb 17, 2023

Est. Owner Equity

\$203,225

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$2,687 (2025)
Assessed Value	\$205,800
Previous Assessed	\$72,040
Assessor Market Value	\$205,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Sandusky
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Yes
Cooling	Central
Fireplace	Yes

Deck · 706 ft²

Patio · 826 ft²

Porch · 271 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 30, 2023	Financing	Intrafamily Transfer			\$90K
Feb 16, 2023	Resale	Warranty Deed	\$220,000	\$91	
Feb 10, 2017	Resale	Warranty Deed	\$185,000	\$76	\$189K

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.

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 NEIGHBORHOOD · ZIP 43420

112 CRIME INDEX	143 AIR POLLUTION	29,275 POPULATION	\$65K MEDIAN IN-COME	50°F AVG TEMP	52% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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