

Rural Residence

RESIDENTIAL

## 222 RIDGE FARMS RD

RIVESVILLE, WV 26588

**\$464,124** TopHap Estimate · \$197 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026

**3**

BEDS

**3**

BATHS

**2,352 ft<sup>2</sup>**

LIVING AREA

**55.75 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

### VALUATION

**\$464K**

\$412K low

\$516K high

Last Sale

**\$310,000 · Mar 7, 2017**

Est. Owner Equity

**\$464,124**

### TAX & ASSESSMENT

Property Tax

**\$1,781 (2025)**

Assessed Value

**\$163,380**

Previous Assessed

**\$161,700**

Assessor Market Value

**\$272,300**

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Rural Residence |
| Style         | Conventional    |
| County        | Marion          |
| Lot (acres)   | 55.75           |
| Heating       | Central         |
| Cooling       | Central         |
| Pool          | No              |

## CLIMATE RISK

|                    |                      |                   |                    |                      |
|--------------------|----------------------|-------------------|--------------------|----------------------|
| <b>71</b><br>FLOOD | <b>9</b><br>WILDFIRE | <b>80</b><br>HEAT | <b>94</b><br>STORM | <b>21</b><br>DROUGHT |
|--------------------|----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Rivesville Elementary/Middle School | Elementary | PK–8   | 2.9 mi   |
| Fairmont Senior High School         | High       | 9–12   | 6.9 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 26588

|                          |                            |                            |                                |                         |                        |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>99</b><br>CRIME INDEX | <b>93</b><br>AIR POLLUTION | <b>3,221</b><br>POPULATION | <b>\$63K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>40%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

Occupancy

**Owner occupied**