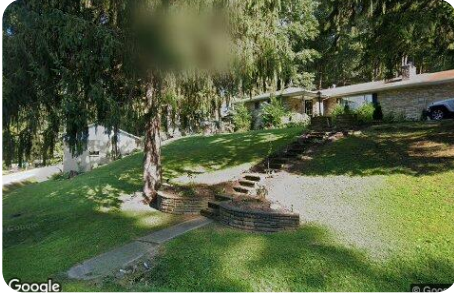


Single Family Residence **RESIDENTIAL**

40 RIDGE FARMS RD

RIVESVILLE, WV 26588

\$230,489 TopHap Estimate · \$120 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,920 ft²

LIVING AREA

0.96 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$230K

\$213K low

\$248K high

Last Sale

\$125,000 · Apr 8, 2010

Est. Owner Equity

\$118,489

Loan-to-Value

50%

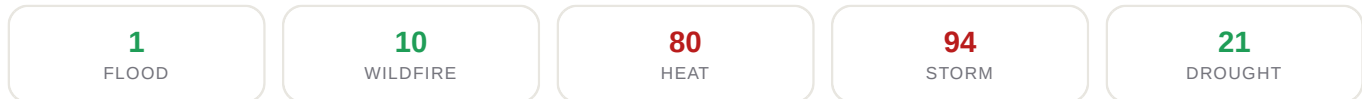
TAX & ASSESSMENT

Property Tax	\$1,142 (2025)
Assessed Value	\$91,920
Previous Assessed	\$89,880
Assessor Market Value	\$153,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Marion
Lot (acres)	0.96
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 6, 2010	Resale	Deed	\$125,000	\$65	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rivesville Elementary/Middle School	Elementary	PK–8	2.6 mi
Fairmont Senior High School	High	9–12	6.6 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

99 CRIME INDEX	93 AIR POLLUTION	3,221 POPULATION	\$63K 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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