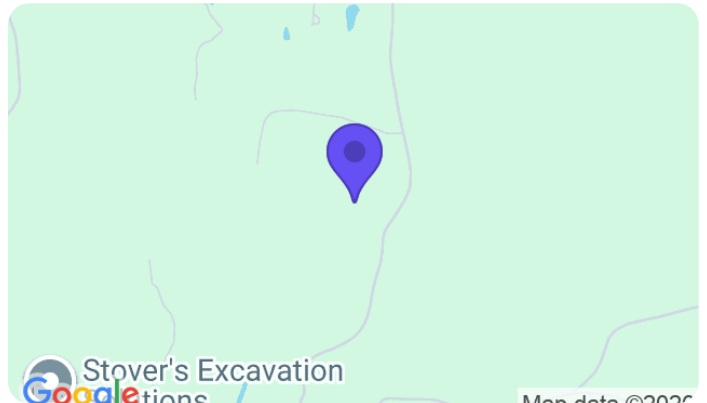


Single Family Residence **RESIDENTIAL**

3945 BARNETT RIDGE RD

FLEMING, OH 45729

\$377,415 TopHap Estimate · \$187 / ft² · confidence 82 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,016 ft²
LIVING AREA

5.13 ac
LOT SIZE

1993
YEAR BUILT

2
STORIES

6
ROOMS

2
PARKING

VALUATION

\$377K

\$308K low

\$447K high

Last Sale

\$138,000 · Oct 17, 2017

Est. Owner Equity

\$0

Loan-to-Value

119%

TAX & ASSESSMENT

Property Tax	\$4,555 (2025)
Assessed Value	\$121,450
Previous Assessed	\$97,720
Assessor Market Value	\$347,010

PROPERTY FACTS

Property Type	Single Family Residence
County	WASHINGTON
Lot (acres)	5.13
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 256 ft²

Shed · 144 ft²

Patio · 144 ft²

CLIMATE RISK

1
FLOOD

9
WILDFIRE

79
HEAT

91
STORM

16
DROUGHT

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

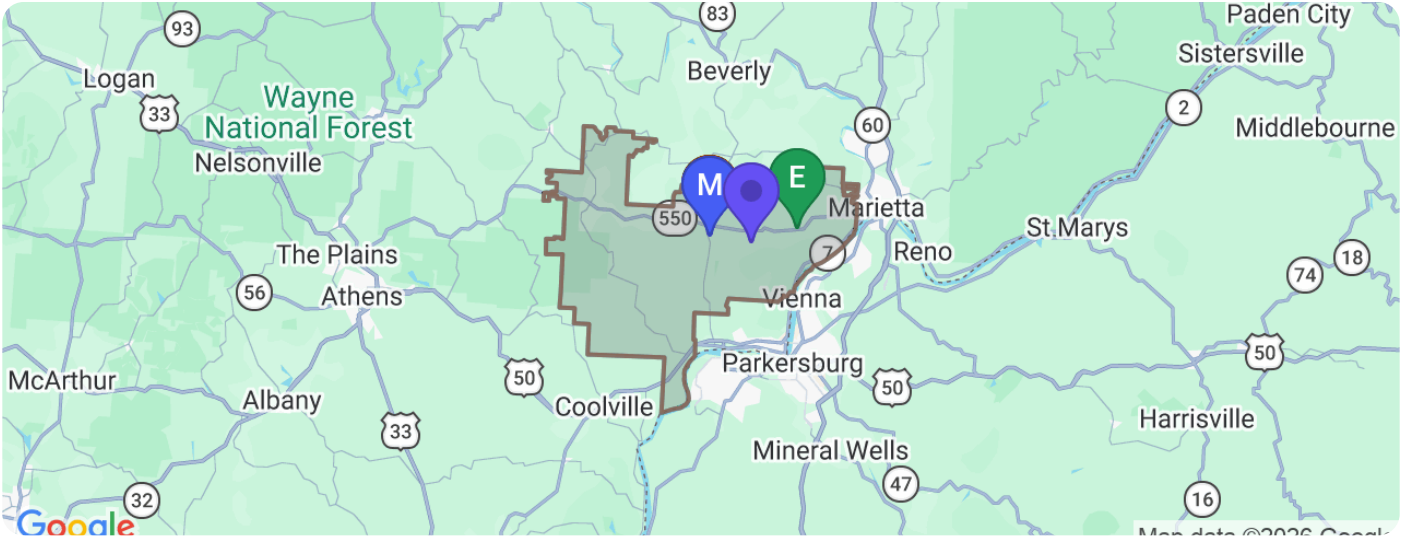
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 12, 2017	Resale	Survivorship Deed	\$138,000	\$68	\$453K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Warren Middle School	Middle	5–8	2.8 mi
Warren High School	High	9–12	2.8 mi
Warren Elementary School	Elementary	KG–4	3.2 mi

District: Warren Local 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 45729

41 CRIME INDEX	137 AIR POLLUTION	1,820 POPULATION	\$77K MEDIAN IN-COME	52°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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