

Single Family Residence **RESIDENTIAL**

40 RICHARDS RUN

SPRINGBORO, OH 45066

\$500,060 TopHap Estimate · \$228 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,190 ft²

LIVING AREA

0.32 ac

LOT SIZE

2014

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$500K

\$469K low

\$531K high

Last Sale

\$440,000 · Oct 17, 2023

Est. Owner Equity

\$71,060

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$5,614 (2024)
Assessed Value	\$141,726
Previous Assessed	\$94,556
Assessor Market Value	\$404,930

PROPERTY FACTS

Property Type	Single Family Residence
County	Warren
Lot (acres)	0.32
Construction	Frame (Unspecified)
Foundation	Concrete
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 200 ft²

Porch · 141 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 12, 2023	Resale	Warranty Deed	\$440,000	\$201	\$418K
May 22, 2015	Resale	Warranty Deed	\$235,967	\$108	
Mar 21, 2013	Resale	Warranty Deed	\$70,000	\$32	\$56K
Dec 13, 2012	Recorded document	Grant Deed			
Jul 7, 1998	Resale	Grant Deed	\$43,400	\$20	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Clearcreek Elementary School	Elementary	PK–1	0.7 mi
Springboro Junior High School	Middle	7–8	1.6 mi
Springboro High School	High	9–12	1.8 mi

District: Springboro Community 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 45066

57 CRIME INDEX	211 AIR POLLUTION	26,295 POPULATION	\$122K MEDIAN IN-COME	52°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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