

Single Family Residence **RESIDENTIAL**

# 31971 PEPPER RIDGE RUN

NORTH RIDGEVILLE, OH 44039

**\$456,097** TopHap Estimate · \$198 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,304 ft<sup>2</sup>**

LIVING AREA

**0.3 ac**

LOT SIZE

**2016**

YEAR BUILT

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$456K**

\$401K low

\$511K high

Last Sale

**\$280,000 · May 10, 2019**

Est. Owner Equity

**\$95,097**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,289 (2024) |
| Assessed Value        | \$123,197      |
| Assessor Market Value | \$351,990      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | LORAIN                  |
| Lot (acres)   | 0.30                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 182 ft²

## CLIMATE RISK

10  
FLOOD

7  
WILDFIRE

69  
HEAT

73  
STORM

30  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Sep 2, 2025  | Financing | Intrafamily Transfer |           |        |        |
| May 6, 2019  | Resale    | Warranty Deed        | \$280,000 | \$122  |        |
| May 19, 2016 | Resale    | Grant Deed           | \$259,700 | \$113  | \$247K |
| Mar 4, 2016  | Resale    | Grant Deed           | \$59,000  | \$26   |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| North Ridgeville High School     | High       | 9–12   | 2.0 mi   |
| North Ridgeville Academic Center | Middle     | 3–8    | 2.1 mi   |
| Liberty Elementary School        | Elementary | 1–2    | 3.1 mi   |

District: North Ridgeville 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 44039

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>27</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>36,448</b><br>POPULATION | <b>\$93K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|