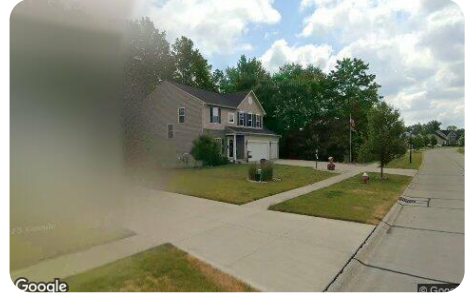


Single Family Residence **RESIDENTIAL**

# 31954 PEPPER RIDGE RUN

NORTH RIDGEVILLE, OH 44039

**\$459,775** TopHap Estimate · \$190 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,424 ft<sup>2</sup>**

LIVING AREA

**2016**

YEAR BUILT

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$460K**

\$420K low

\$500K high

Last Sale

**\$255,983 · Oct 11, 2016**

Est. Owner Equity

**\$229,175**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,916 (2025) |
| Assessed Value        | \$121,160      |
| Previous Assessed     | \$121,160      |
| Assessor Market Value | \$346,170      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Lorain                  |
| Construction  | Frame (Unspecified)     |
| Heating       | None                    |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |

Deck · 200 ft²

Patio · 24 ft²

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 10<br>FLOOD | 7<br>WILDFIRE | 69<br>HEAT | 73<br>STORM | 30<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------|-----------|--------|--------|
| Apr 8, 2026  | Financing | Transfer On Death Deed |           |        |        |
| Sep 29, 2016 | Resale    | Grant Deed             | \$256,000 | \$106  | \$243K |
| Jul 11, 2016 | Resale    | Grant Deed             | \$50,200  | \$21   |        |

## 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

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

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|