

Single Family Residence

RESIDENTIAL

3966 RIVERS RUN DR

LEWIS CENTER, OH 43035

\$491,057 TopHap Estimate · \$221 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,218 ft²

LIVING AREA

0.26 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$491K

\$444K low

\$538K high

Last Sale

\$321,000 · Oct 15, 2020

Est. Owner Equity

\$186,107

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$7,212 (2025)
Assessed Value	\$128,070
Previous Assessed	\$128,070
Assessor Market Value	\$365,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Delaware
Lot (acres)	0.26
Heating	Yes
Cooling	Central
Fireplace	Yes

Porch · 28 ft²

CLIMATE RISK

10
FLOOD

20
WILDFIRE

75
HEAT

84
STORM

25
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 6, 2020	Resale	Warranty Deed	\$321,000	\$145	\$305K
Jul 19, 2006	Resale	Corporation Deed	\$213,800	\$96	\$171K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Freedom Trail Elementary School	Elementary	KG–5	0.1 mi
Orange High School	High	9–12	0.9 mi
Orange Middle School	Middle	6–8	1.1 mi

District: Olentangy 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 43035

67 CRIME INDEX	175 AIR POLLUTION	38,426 POPULATION	\$145K MEDIAN IN-COME	51°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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