

Single Family Residence **RESIDENTIAL**

452 RIVER RUN DR

ELYRIA, OH 44035

\$456,685 TopHap Estimate · \$184 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,480 ft²

LIVING AREA

2022

YEAR BUILT

7

ROOMS

VALUATION

\$457K

\$422K low

\$491K high

Last Sale

\$367,755 · Dec 8, 2022

Est. Owner Equity

\$79,162

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$5,816 (2024)
Assessed Value	\$140,207
Previous Assessed	\$140,207
Assessor Market Value	\$400,590

PROPERTY FACTS

Property Type	Single Family Residence
County	Lorain
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Cooling	Central

Porch · 25 ft²

CLIMATE RISK

1
FLOOD

4
WILDFIRE

69
HEAT

74
STORM

30
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 24, 2022	Resale	Limited Warranty Deed	\$367,800	\$148	\$376K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Midview High School	High	9–12	2.7 mi
Midview Middle School	Middle	7–8	3.0 mi
Midview North Elementary School	Elementary	KG–2	3.0 mi

District: Midview 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.

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 NEIGHBORHOOD · ZIP 44035

120 CRIME INDEX	112 AIR POLLUTION	65,128 POPULATION	\$57K MEDIAN IN-COME	50°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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