

Single Family Residence

RESIDENTIAL

3944 RIVERS RUN DR

LEWIS CENTER, OH 43035

\$507,307 TopHap Estimate · \$198 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,558 ft²

LIVING AREA

0.25 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$507K

\$469K low

\$545K high

Last Sale

\$295,000 · Aug 10, 2017

Est. Owner Equity

\$269,407

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$7,882 (2025)
Assessed Value	\$139,970
Previous Assessed	\$139,970
Assessor Market Value	\$399,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Delaware
Lot (acres)	0.25
Heating	Yes
Cooling	Central
Fireplace	Yes

Deck · 400 ft²

Patio · 276 ft²

Porch · 28 ft²

CLIMATE RISK

39

FLOOD

19

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
Jul 28, 2017	Resale	Warranty Deed	\$295,000	\$115	\$250K
Oct 6, 2005	Resale	Warranty Deed	\$229,825	\$90	\$184K

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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