

Single Family Residence **RESIDENTIAL**

3983 RIVERS RUN DR

LEWIS CENTER, OH 43035

\$507,656 TopHap Estimate · \$206 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,462 ft²

LIVING AREA

0.25 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$508K

\$469K low

\$547K high

Last Sale

\$343,000 · Feb 28, 2020

Est. Owner Equity

\$233,256

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$7,633 (2025)
Assessed Value	\$135,560
Previous Assessed	\$135,560
Assessor Market Value	\$387,300

PROPERTY FACTS

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

Deck · 312 ft²

Porch · 80 ft²

CLIMATE RISK

25
FLOOD

16
WILDFIRE

75
HEAT

84
STORM

25
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 13, 2020	Resale	Survivorship Deed	\$343,000	\$139	\$274K
Jul 27, 2016	Resale	Warranty Deed	\$262,000	\$106	\$208K
Mar 25, 2004	Resale	Warranty Deed	\$204,000	\$83	\$201K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Freedom Trail Elementary School	Elementary	KG–5	0.1 mi
Orange High School	High	9–12	1.0 mi
Orange Middle School	Middle	6–8	1.2 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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