

Single Family Residence

**RESIDENTIAL**

# 1215 RIVER RUN DR

MACEDONIA, OH 44056

**\$473,050**

TopHap Estimate · \$219 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**4**

BEDS

**2.5**

BATHS

**2,160 ft<sup>2</sup>**

LIVING AREA

**0.68 ac**

LOT SIZE

**2003**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$473K**

\$409K low

\$537K high

Last Sale

**\$325,000 · May 23, 2003**

Est. Owner Equity

**\$263,050**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$16,010 (2025) |
| Assessed Value        | \$167,784       |
| Previous Assessed     | \$151,603       |
| Assessor Market Value | \$479,380       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | SUMMIT                  |
| Lot (acres)   | 0.68                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Deck · 280 ft²

Patio · 280 ft²

Porch · 424 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN  |
|--------------|--------|------------|-----------|--------|-------|
| May 23, 2003 | Resale | Grant Deed | \$305,000 | \$141  | \$75K |
| Aug 30, 2002 | Resale | Grant Deed | \$95,500  | \$44   | \$76K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Nordonia High School        | High       | 9–12   | 2.0 mi   |
| Ledgeview Elementary School | Elementary | KG–4   | 2.5 mi   |
| Nordonia Middle School      | Middle     | 7–8    | 3.6 mi   |

District: Nordonia Hills 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 44056

|                   |                      |                      |                          |                  |                 |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|
| 40<br>CRIME INDEX | 118<br>AIR POLLUTION | 11,300<br>POPULATION | \$100K<br>MEDIAN IN-COME | 49°F<br>AVG TEMP | 50%<br>SUNSHINE |
|-------------------|----------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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