

Single Family Residence

RESIDENTIAL

4396 STATE ROUTE 45

ROME, OH 44085

\$139,035 TopHap Estimate · \$126 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,104 ft²

LIVING AREA

1.24 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$139K

\$117K low

\$161K high

Last Sale

\$111,000 · Aug 3, 2021

Est. Owner Equity

\$21,202

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$1,225 (2025)
Assessed Value	\$30,380
Previous Assessed	\$30,380
Assessor Market Value	\$86,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Ashtabula
Lot (acres)	1.24
Foundation	Raised (Unspecified)
Heating	Yes
Cooling	Central

Deck · 50 ft²

Patio · 50 ft²

Porch · 154 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 29, 2021	Resale	Warranty Deed	\$111,000	\$101	\$112K
Jan 26, 2012	Resale	Grant Deed	\$21,000	\$19	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Elementary School	Elementary	KG–5	5.9 mi
Grand Valley Middle School	Middle	6–8	5.9 mi
Grand Valley High School	High	9–12	5.9 mi

District: Grand Valley 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 44085

80 CRIME INDEX	101 AIR POLLUTION	3,369 POPULATION	\$70K MEDIAN IN-COME	49°F AVG TEMP	50% SUNSHINE
--------------------------------------	---	--	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Absentee owner
-----------	----------------