

Single Family Residence **RESIDENTIAL**

6074 STATE ROUTE 45

ROME, OH 44085

\$296,011 TopHap Estimate · \$137 / ft² · confidence 74 · as of Jul 14, 2026

2
BEDS

2
BATHS

2,166 ft²
LIVING AREA

22.37 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$296K

\$220K low

\$372K high

Last Sale

\$32,500 · Jul 28, 2004

Est. Owner Equity

\$96,261

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax

\$3,696 (2025)

Assessed Value

\$92,120

Previous Assessed

\$92,120

Assessor Market Value

\$263,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Ashtabula
Lot (acres)	22.37
Heating	Yes
Cooling	Central
Garage	Garage, Basement

Deck · 288 ft²

Patio · 288 ft²

Porch · 18 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 8, 2016	Quitclaim	Quit Claim Transfer			
Jul 26, 2004	Resale	Warranty Deed	\$32,500	\$15	
Jun 28, 2004	Resale	Warranty Deed	\$27,000	\$12	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Middle School	Middle	6–8	2.8 mi
Grand Valley Elementary School	Elementary	KG–5	2.8 mi
Grand Valley High School	High	9–12	2.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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