

Rural Residence

RESIDENTIAL

5539 STATE ROUTE 45

ROME, OH 44085

\$215,924 TopHap Estimate · \$93 / ft² · confidence 80 · as of Jul 14, 2026



2

BEDS

3

BATHS

2,310 ft²

LIVING AREA

12 ac

LOT SIZE

1935

YEAR BUILT

2

STORIES

7

ROOMS

3

PARKING

VALUATION

\$216K

\$174K low

\$258K high

Last Sale

\$580,000 · Jul 8, 2010

Est. Owner Equity

\$215,924

TAX & ASSESSMENT

Property Tax	\$3,073 (2025)
Assessed Value	\$89,220
Previous Assessed	\$89,220
Assessor Market Value	\$254,900

PROPERTY FACTS

Property Type	Rural Residence
Style	Traditional/Old
County	Ashtabula
Lot (acres)	12.00
Foundation	Raised (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

Deck · 216 ft²

Patio · 216 ft²

Porch · 640 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 2, 2010	Resale	Warranty Deed	\$580,000	\$251	\$493K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Elementary School	Elementary	KG–5	3.6 mi
Grand Valley Middle School	Middle	6–8	3.7 mi
Grand Valley High School	High	9–12	3.7 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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