

Single Family Residence

RESIDENTIAL

5309 STATE ROUTE 45

ROME, OH 44085

\$163,462 TopHap Estimate · \$79 / ft² · confidence 74 · as of Jul 14, 2026



4

BEDS

1

BATHS

2,079 ft²

LIVING AREA

2.89 ac

LOT SIZE

1910

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$163K

\$121K low

\$206K high

Last Sale

\$120,000 · Apr 4, 2022

Est. Owner Equity

\$67,462

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$1,637 (2025)
Assessed Value	\$41,450
Previous Assessed	\$41,450
Assessor Market Value	\$118,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Ashtabula
Lot (acres)	2.89
Foundation	Raised (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes

Patio · 476 ft²

Porch · 138 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 28, 2022	Resale	Warranty Deed	\$120,000	\$58	\$96K
Aug 26, 2013	Resale	Grant Deed	\$33,000	\$16	
Mar 27, 2013	Non-arms-length	Trustees Deed	\$50,000	\$24	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Elementary School	Elementary	KG–5	4.1 mi
Grand Valley Middle School	Middle	6–8	4.2 mi
Grand Valley High School	High	9–12	4.2 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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