

Single Family Residence **RESIDENTIAL**

46 ROAMING ROCK BLVD

ROAMING SHORES, OH 44085

\$206,239 TopHap Estimate · \$131 / ft² · confidence 80 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,580 ft²
LIVING AREA

0.45 ac
LOT SIZE

1997
YEAR BUILT

1
STORIES

5
ROOMS

4
PARKING

VALUATION

\$206K

\$165K low

\$247K high

Last Sale

\$106,000 · Oct 8, 2002

Est. Owner Equity

\$102,239

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$2,506 (2025)
Assessed Value	\$57,090
Previous Assessed	\$57,090
Assessor Market Value	\$163,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Ashtabula
Lot (acres)	0.45
Foundation	Mat/Raft Foundation (Slab)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 242 ft²

Patio · 242 ft²

Porch · 36 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Middle School	Middle	6–8	6.6 mi
Grand Valley Elementary School	Elementary	KG–5	6.6 mi
Grand Valley High School	High	9–12	6.7 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	Absentee owner
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