

Rural Residence

RESIDENTIAL

# 6472 STATE ROUTE 46

ROME, OH 44085

**\$71,815** TopHap Estimate · \$50 / ft<sup>2</sup> · confidence 71 · as of Jul 14, 2026

**3**

BEDS

**2**

BATHS

**1,429 ft<sup>2</sup>**

LIVING AREA

**10.53 ac**

LOT SIZE

**1885**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**4**

PARKING

## VALUATION

**\$72K**

\$51K low

\$93K high

Est. Owner Equity

**\$71,815**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$8,095 (2025)</b> |
| Assessed Value        | <b>\$87,750</b>       |
| Previous Assessed     | <b>\$87,750</b>       |
| Assessor Market Value | <b>\$250,700</b>      |

## PROPERTY FACTS

|               |                      |
|---------------|----------------------|
| Property Type | Rural Residence      |
| Style         | Traditional/Old      |
| County        | Ashtabula            |
| Lot (acres)   | 10.53                |
| Foundation    | Raised (Unspecified) |
| Heating       | Yes                  |
| Cooling       | Central              |

Stable

Patio · 176 ft²

Porch · 400 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Nov 30, 2020 | Financing | Re-Recorded Document |           |        |        |
| Nov 30, 2020 | Resale    | Warranty Deed        | \$225,000 | \$157  | \$135K |
| Mar 29, 2019 | Quitclaim | Quit Claim Transfer  |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                                      | LEVEL      | GRADES | DISTANCE |
|---------------------------------------------|------------|--------|----------|
| Pymatuning Valley Middle School             | Middle     | 5–8    | 9.8 mi   |
| Pymatuning Valley Primary Elementary School | Elementary | PK–4   | 10.0 mi  |
| Pymatuning Valley High School               | High       | 9–12   | 10.0 mi  |

District: Pymatuning 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**

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

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|