

Single Family Residence **RESIDENTIAL**

# 417 FOREST DR

ROSSFORD, OH 43460

**\$521,588** TopHap Estimate · \$257 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,030 ft<sup>2</sup>**

LIVING AREA

**0.35 ac**

LOT SIZE

**1966**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$522K**

\$445K low

\$598K high

Last Sale

**\$205,000 · Nov 26, 2019**

Est. Owner Equity

**\$521,588**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,931 (2025) |
| Assessed Value        | \$75,040       |
| Previous Assessed     | \$75,040       |
| Assessor Market Value | \$214,400      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Conventional                          |
| County        | Wood                                  |
| Lot (acres)   | 0.35                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Heating       | Yes                                   |
| Cooling       | Yes                                   |
| Fireplace     | Yes                                   |

Porch · 60 ft²

## CLIMATE RISK

|            |               |            |             |               |
|------------|---------------|------------|-------------|---------------|
| 1<br>FLOOD | 7<br>WILDFIRE | 69<br>HEAT | 68<br>STORM | 27<br>DROUGHT |
|------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Nov 22, 2019 | Resale    | Warranty Deed       | \$205,000 | \$101  | \$198K |
| May 23, 2019 | Quitclaim | Quit Claim Transfer | \$500     | \$0    |        |
| Oct 27, 2016 | Resale    | Fiduciary Deed      | \$186,500 | \$92   | \$191K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Rossford High School        | High       | 9–12   | 0.5 mi   |
| Rossford Junior High School | Middle     | 6–8    | 0.5 mi   |
| Rossford Elementary School  | Elementary | PK–5   | 3.1 mi   |

District: Rossford Exempted Village 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 43460

|                          |                             |                            |                                |                         |                        |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>64</b><br>CRIME INDEX | <b>136</b><br>AIR POLLUTION | <b>5,512</b><br>POPULATION | <b>\$86K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>52%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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