

Manufactured, Modular, Pre-Fabricated Homes

RESIDENTIAL

48601 STATE ROUTE 154

ROGERS, OH 44455



2

BEDS

1

BATHS

756 ft<sup>2</sup>

LIVING AREA

7.98 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

4

ROOMS

5

PARKING

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,081 (2024) |
| Assessed Value        | \$28,010       |
| Previous Assessed     | \$28,010       |
| Assessor Market Value | \$80,000       |

PROPERTY FACTS

|               |                                             |
|---------------|---------------------------------------------|
| Property Type | Manufactured, Modular, Pre-Fabricated Homes |
| Style         | Modular                                     |
| County        | Columbiana                                  |

|              |                      |
|--------------|----------------------|
| Lot (acres)  | 7.98                 |
| Construction | Frame (Unspecified)  |
| Roof         | Wood Shingle         |
| Heating      | Propane              |
| Cooling      | None                 |
| Garage       | Pole Building Garage |
| Pool         | No                   |

## CLIMATE RISK

**100**  
FLOOD

**12**  
WILDFIRE

**31**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE | \$/FT² | LOAN |
|--------------|-----------|------------------------------------|-------|--------|------|
| Jun 17, 2025 | Financing | Intrafamily Transfer               |       |        |      |
| Jun 2, 2025  | Financing | Affidavit Of Death Of Joint Tenant |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Beaver Local High School       | High       | 9–12   | 6.4 mi   |
| Beaver Local Middle School     | Middle     | 5–8    | 6.4 mi   |
| Beaver Local Elementary School | Elementary | PK–4   | 6.4 mi   |

District: Beaver 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 44455**

|                          |                             |                            |                                |                         |                        |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>46</b><br>CRIME INDEX | <b>112</b><br>AIR POLLUTION | <b>1,728</b><br>POPULATION | <b>\$94K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

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