

Single Family Residence **RESIDENTIAL**

# 1759 ROSALYN DR

MINERAL RIDGE, OH 44440

**\$202,672** TopHap Estimate · \$109 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,866 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**1974**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$203K**

\$176K low

\$230K high

Last Sale

**\$102,000 · Jan 11, 2017**

Est. Owner Equity

**\$110,872**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,404 (2024) |
| Assessed Value        | \$48,830       |
| Previous Assessed     | \$48,830       |
| Assessor Market Value | \$139,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Bi-Level                |
| County        | Trumbull                |
| Lot (acres)   | 0.21                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Baseboard               |
| Cooling       | None                    |

Deck · 72 ft²

Patio · 72 ft²

Porch · 24 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN  |
|--------------|-----------|---------------------|-----------|--------|-------|
| Dec 22, 2016 | Resale    | Warranty Deed       | \$102,000 | \$55   | \$92K |
| Oct 9, 2009  | Quitclaim | Quit Claim Transfer |           |        |       |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Seaborn Elementary School | Elementary | PK–6   | 0.3 mi   |
| Mineral Ridge High School | Middle     | 7–12   | 1.1 mi   |

District: Weathersfield 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 44440

|                          |                             |                            |                                |                         |                        |
|--------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>73</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>4,857</b><br>POPULATION | <b>\$57K</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> |
|-----------|-----------------------|