

Duplex (2 Units, Any Combination)

RESIDENTIAL

205 RIVERVIEW PL

ROSSFORD, OH 43460



5

BEDS

2

BATHS

1,536 ft<sup>2</sup>

LIVING AREA

0.11 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

8

ROOMS

1

PARKING

VALUATION

Last Sale

\$180,000 · Dec 11, 2025

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,030 (2025) |
| Assessed Value        | \$56,805       |
| Previous Assessed     | \$56,805       |
| Assessor Market Value | \$162,300      |

## PROPERTY FACTS

|               |                                   |
|---------------|-----------------------------------|
| Property Type | Duplex (2 Units, Any Combination) |
| Style         | Conventional                      |
| County        | Wood                              |
| Lot (acres)   | 0.11                              |
| Construction  | Brick                             |
| Heating       | Yes                               |
| Cooling       | Yes                               |

Porch · 306 ft<sup>2</sup>

## CLIMATE RISK

|             |               |            |             |               |
|-------------|---------------|------------|-------------|---------------|
| 67<br>FLOOD | 9<br>WILDFIRE | 69<br>HEAT | 68<br>STORM | 27<br>DROUGHT |
|-------------|---------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Dec 11, 2025 | Resale    | Warranty Deed        | \$180,000 | \$117              | \$775K |
| Jul 31, 2018 | Resale    | Warranty Deed        | \$145,000 | \$94               | \$145K |
| Jul 12, 2007 | Financing | Intrafamily Transfer |           |                    | \$195K |

## 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   | 3.4 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>Absentee owner</b> |
|-----------|-----------------------|