

Duplex (2 Units, Any Combination) RESIDENTIAL

105 RIVER LN
ROSSFORD, OH 43460



4
BEDS

2
BATHS

2,304 ft²
LIVING AREA

0.16 ac
LOT SIZE

1972
YEAR BUILT

2
STORIES

10
ROOMS

VALUATION

Last Sale \$230,000 · Aug 8, 2023

TAX & ASSESSMENT

Property Tax	\$2,423 (2025)
Assessed Value	\$45,920
Previous Assessed	\$45,920
Assessor Market Value	\$131,200

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Conventional
County	Wood
Lot (acres)	0.16
Construction	Brick
Foundation	Raised (Unspecified)
Heating	Yes

Shed · 80 ft²

Patio · 70 ft²

Porch · 140 ft²

CLIMATE RISK

1 FLOOD	10 WILDFIRE	69 HEAT	68 STORM	27 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 2, 2023	Resale	Warranty Deed	\$230,000	\$100	\$226K
Jun 7, 2014	Recorded document	Warranty Deed			
Apr 1, 2013	Resale	Warranty Deed	\$118,500	\$51	
Mar 27, 2012	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rossford High School	High	9–12	1.1 mi
Rossford Junior High School	Middle	6–8	1.1 mi
Rossford Elementary School	Elementary	PK–5	2.2 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

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

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

|
 OWNERSHIP

Occupancy	Owner occupied
-----------	----------------