

Rural Residence

RESIDENTIAL

4365 STATE ROUTE 45

ROME, OH 44085

\$180,900 TopHap Estimate · \$135 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,344 ft²

LIVING AREA

6.79 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

6

ROOMS

4

PARKING

VALUATION

\$181K

\$153K low

\$209K high

Est. Owner Equity

\$19,680

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$3,165 (2025)
Assessed Value	\$80,090
Previous Assessed	\$80,090
Assessor Market Value	\$228,800

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Ashtabula
Lot (acres)	6.79
Heating	Yes
Cooling	Central
Garage	Mixed
Pool	Yes

Stable

Porch · 84 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 13, 2010	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Elementary School	Elementary	KG–5	5.9 mi
Grand Valley Middle School	Middle	6–8	5.9 mi
Grand Valley High School	High	9–12	5.9 mi

District: Grand Valley 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 44085

80 CRIME INDEX	101 AIR POLLUTION	3,369 POPULATION	\$70K MEDIAN IN-COME	49°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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