

Rural Residence

RESIDENTIAL

4991 STATE ROUTE 45

ROME, OH 44085

\$286,204 TopHap Estimate · \$180 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,594 ft²

LIVING AREA

2.42 ac

LOT SIZE

1963

YEAR BUILT

1

STORIES

5

ROOMS

3

PARKING

VALUATION

\$286K

\$256K low

\$317K high

Last Sale

\$235,500 · Feb 2, 2022

Est. Owner Equity

\$54,971

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$2,583 (2025)
Assessed Value	\$65,560
Previous Assessed	\$65,560
Assessor Market Value	\$187,300

PROPERTY FACTS

Property Type	Rural Residence
Style	Ranch
County	Ashtabula
Lot (acres)	2.42
Construction	Frame (Unspecified)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 100 ft² Shed · 216 ft² Patio · 100 ft² Porch · 40 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 1, 2022	Resale	Warranty Deed	\$235,500	\$148	\$231K
Jul 13, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Middle School	Middle	6–8	4.7 mi
Grand Valley Elementary School	Elementary	KG–5	4.7 mi
Grand Valley High School	High	9–12	4.7 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
-------------------	----------------------	---------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

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