

Rural Residence

RESIDENTIAL

4857 STATE ROUTE 45

ROME, OH 44085

\$134,710 TopHap Estimate · \$85 / ft² · confidence 82 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,580 ft²

LIVING AREA

12.36 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$135K

\$110K low

\$160K high

Est. Owner Equity

\$84,710

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$1,936 (2025)
Assessed Value	\$58,950
Previous Assessed	\$58,840
Assessor Market Value	\$168,400

PROPERTY FACTS

Property Type	Rural Residence
Style	Traditional/Old
County	Ashtabula
Lot (acres)	12.36
Heating	Yes
Cooling	Central
Garage	Garage, Detached

Porch · 197 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2025	Financing	Transfer On Death Deed			
Apr 28, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Elementary School	Elementary	KG–5	4.9 mi
Grand Valley Middle School	Middle	6–8	4.9 mi
Grand Valley High School	High	9–12	4.9 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
-------------------	----------------------	---------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

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