

Single Family Residence **RESIDENTIAL**

4049 ROME ROCK CREEK RD

ROME, OH 44085

\$280,244 TopHap Estimate · \$170 / ft² · confidence 84 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,648 ft²
LIVING AREA

5.94 ac
LOT SIZE

2001
YEAR BUILT

1
STORIES

4
ROOMS

6
PARKING

VALUATION

\$280K

\$234K low

\$326K high

Last Sale

\$167,500 · May 5, 2017

Est. Owner Equity

\$80,244

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$3,447 (2025)
Assessed Value	\$87,330
Previous Assessed	\$87,330
Assessor Market Value	\$249,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Ashtabula
Lot (acres)	5.94
Foundation	Mat/Raft Foundation (Slab)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Mixed

Porch · 516 ft²

CLIMATE RISK

1 FLOOD	6 WILDFIRE	62 HEAT	88 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 5, 2017	Resale	Warranty Deed	\$167,500	\$102	\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Middle School	Middle	6–8	6.8 mi
Grand Valley Elementary School	Elementary	KG–5	6.8 mi
Grand Valley High School	High	9–12	6.8 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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