

Single Family Residence

RESIDENTIAL

4001 GRAND RIVER DR

ROME, OH 44085

\$142,119 TopHap Estimate · \$89 / ft² · confidence 82 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,590 ft²

LIVING AREA

0.99 ac

LOT SIZE

1950

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$142K

\$117K low

\$167K high

Est. Owner Equity

\$142,119

TAX & ASSESSMENT

Property Tax	\$1,706 (2025)
Assessed Value	\$53,450
Previous Assessed	\$53,450
Assessor Market Value	\$152,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Ashtabula
Lot (acres)	0.99
Foundation	Mat/Raft Foundation (Slab)
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 64 ft²

Shed

Patio · 424 ft²

CLIMATE RISK

91 FLOOD	6 WILDFIRE	64 HEAT	86 STORM	28 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 11, 2024	Financing	Intrafamily Transfer			
Oct 14, 2021	Financing	Transfer On Death Deed			
Nov 3, 2021	Financing	Intrafamily Transfer			
Jun 4, 2021	Financing	Affidavit Of Death Of Joint Tenant			
Jan 26, 2018	Financing	Intrafamily Transfer			\$92K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Elementary School	Elementary	KG–5	5.0 mi
Grand Valley Middle School	Middle	6–8	5.1 mi
Grand Valley High School	High	9–12	5.1 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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