

Single Family Residence

RESIDENTIAL

4309 STATE ROUTE 45

ROME, OH 44085

\$295,918 TopHap Estimate · \$117 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,534 ft²

LIVING AREA

6.65 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

8

ROOMS

3

PARKING

VALUATION

\$296K

\$244K low

\$347K high

Last Sale

\$12,900 · Jan 24, 1997

Est. Owner Equity

\$0

Loan-to-Value

137%

TAX & ASSESSMENT

Property Tax	\$3,480 (2025)
Assessed Value	\$98,420
Previous Assessed	\$98,420
Assessor Market Value	\$281,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Ashtabula
Lot (acres)	6.65
Foundation	Mat/Raft Foundation (Slab)
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Patio · 340 ft²

Porch · 740 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Elementary School	Elementary	KG–5	6.0 mi
Grand Valley Middle School	Middle	6–8	6.0 mi
Grand Valley High School	High	9–12	6.0 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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