

Single Family Residence **RESIDENTIAL**

# 449 ROCK CREEK RUN

AMHERST, OH 44001

**\$236,499** TopHap Estimate · \$139 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,702 ft<sup>2</sup>**  
LIVING AREA

**0.24 ac**  
LOT SIZE

**1950**  
YEAR BUILT

**1**  
STORIES

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$236K**

\$204K low

\$269K high

Est. Owner Equity

**\$161,499**

Loan-to-Value

**31%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,536 (2024) |
| Assessed Value        | \$58,237       |
| Previous Assessed     | \$58,237       |
| Assessor Market Value | \$166,390      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Conventional               |
| County        | Lorain                     |
| Lot (acres)   | 0.24                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Yes                        |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Patio · 194 ft²

Porch · 112 ft²

## CLIMATE RISK

**39**  
FLOOD

**4**  
WILDFIRE

**69**  
HEAT

**72**  
STORM

**30**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                               | PRICE | \$/FT² | LOAN |
|--------------|-----------|------------------------------------|-------|--------|------|
| Oct 28, 2024 | Financing | Affidavit Of Death Of Joint Tenant |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Marion L Steele High School | High       | 9–12   | 0.9 mi   |
| Amherst Junior High School  | Middle     | 6–8    | 1.9 mi   |
| Powers Elementary School    | Elementary | PK–3   | 2.0 mi   |

District: Amherst Exempted Village 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 44001

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>61</b><br>CRIME INDEX | <b>117</b><br>AIR POLLUTION | <b>19,928</b><br>POPULATION | <b>\$86K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|