

Single Family Residence **RESIDENTIAL**

# 100 RITTMAN AVE

RITTMAN, OH 44270

**\$277,139** TopHap Estimate · \$190 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,460 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**1967**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$277K**

\$255K low

\$299K high

Last Sale

**\$174,000 · Oct 3, 2019**

Est. Owner Equity

**\$130,619**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,981 (2025) |
| Assessed Value        | \$77,800       |
| Previous Assessed     | \$77,800       |
| Assessor Market Value | \$222,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | WAYNE                   |
| Lot (acres)   | 0.29                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 120 ft²

Patio · 120 ft²

Porch · 260 ft²

## CLIMATE RISK

**1**  
FLOOD

**4**  
WILDFIRE

**68**  
HEAT

**81**  
STORM

**14**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Jan 25, 2023 | Financing         | Intrafamily Transfer |           |        |        |
| Oct 2, 2019  | Resale            | Warranty Deed        | \$174,000 | \$119  | \$147K |
| Jun 21, 2019 | Recorded document | Affidavit Of Death   |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                | LEVEL  | GRADES | DISTANCE |
|-----------------------|--------|--------|----------|
| Rittman High School   | High   | 9–12   | 0.2 mi   |
| Rittman Middle School | Middle | 6–8    | 0.2 mi   |

|                                  |            |      |        |
|----------------------------------|------------|------|--------|
| <b>Rittman Elementary School</b> | Elementary | KG–5 | 0.3 mi |
|----------------------------------|------------|------|--------|

District: Rittman 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 44270

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>116</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>7,706</b><br>POPULATION | <b>\$64K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|