

Single Family Residence **RESIDENTIAL**

## 2310 STATE ROUTE 707

ROCKFORD, OH 45882

**\$154,765** TopHap Estimate · \$192 / ft<sup>2</sup> · confidence 81 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**808 ft<sup>2</sup>**

LIVING AREA

**1.33 ac**

LOT SIZE

**1923**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

### VALUATION

**\$155K**

\$125K low

\$184K high

Last Sale

**\$83,320 · Mar 21, 2013**

Est. Owner Equity

**\$59,922**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$965 (2025) |
| Assessed Value        | \$28,080     |
| Assessor Market Value | \$80,200     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | MERCER                  |
| Lot (acres)   | 1.32                    |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 12<br>WILDFIRE | 76<br>HEAT | 77<br>STORM | 3<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE    | \$/FT <sup>2</sup> | LOAN  |
|--------------|-----------|----------------------|----------|--------------------|-------|
| Mar 14, 2013 | Resale    | Warranty Deed        | \$83,320 | \$103              | \$57K |
| Dec 7, 2006  | Resale    | Warranty Deed        | \$42,142 | \$52               | \$60K |
| Jun 10, 2006 | Financing | Intrafamily Transfer |          |                    |       |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Parkway Middle School     | Middle     | 5–8    | 3.9 mi   |
| Parkway High School       | High       | 9–12   | 4.0 mi   |
| Parkway Elementary School | Elementary | PK–4   | 4.0 mi   |

District: Parkway 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 45882

|                                       |                                         |                                        |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>105</div> <div>CRIME INDEX</div> | <div>211</div> <div>AIR POLLUTION</div> | <div>2,812</div> <div>POPULATION</div> | <div>\$69K</div> <div>MEDIAN IN-COME</div> | <div>51°F</div> <div>AVG TEMP</div> | <div>50%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|