

Single Family Residence **RESIDENTIAL**

# 6091 ROSS RD

ROCKFORD, OH 45882

**\$149,259** TopHap Estimate · \$99 / ft<sup>2</sup> · confidence 80 · as of Jul 14, 2026



**3**

BEDS

**1**

BATHS

**1,502 ft<sup>2</sup>**

LIVING AREA

**2.99 ac**

LOT SIZE

**1900**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

## VALUATION

**\$149K**

\$120K low

\$179K high

Last Sale

**\$66,500 · Feb 17, 1989**

Est. Owner Equity

**\$34,259**

Loan-to-Value

**70%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,511 (2025) |
| Assessed Value        | \$73,570       |
| Assessor Market Value | \$210,200      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | MERCER                  |
| Lot (acres)   | 2.99                    |
| Fireplace     | Yes                     |
| Pool          | No                      |

## CLIMATE RISK

|            |                |            |             |              |
|------------|----------------|------------|-------------|--------------|
| 1<br>FLOOD | 17<br>WILDFIRE | 75<br>HEAT | 80<br>STORM | 8<br>DROUGHT |
|------------|----------------|------------|-------------|--------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|----------------------|-------|--------------------|--------|
| Aug 25, 2025 | Financing | Intrafamily Transfer |       |                    | \$115K |
| Sep 7, 2005  | Financing | Intrafamily Transfer |       |                    |        |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Parkway High School       | High       | 9–12   | 5.1 mi   |
| Parkway Elementary School | Elementary | PK–4   | 5.1 mi   |
| Parkway Middle School     | Middle     | 5–8    | 5.1 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

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

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

## OWNERSHIP

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