

Residential - Vacant Land

RESIDENTIAL

# 123 RUSTIC ROOK RD

WILLARD, OH 44890

**\$51,619** TopHap Estimate · confidence 76 · as of Jul 14, 2026

**0.46 ac**

LOT SIZE

## VALUATION

**\$52K**

\$39K low

\$64K high

Last Sale

**\$123,000 · Jun 8, 2004**

Est. Owner Equity

**\$0**

Loan-to-Value

**177%**

## TAX & ASSESSMENT

Property Tax

**\$41 (2025)**

Assessed Value

**\$1,110**

Previous Assessed

**\$1,110**

Assessor Market Value

**\$3,160**

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Huron                     |
| Lot (acres)   | 0.46                      |
| Heating       | None                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|-------------------|---------------|-----------|--------------------|-------|
| Jul 31, 2020 | Non-arms-length   | Warranty Deed | \$143,800 |                    |       |
| Jul 25, 2012 | Recorded document | Grant Deed    |           |                    |       |
| Jun 8, 2004  | Resale            | Grant Deed    | \$123,000 |                    | \$97K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Willard High School       | Middle     | 9–12   | 3.4 mi   |
| Willard Elementary School | Elementary | PK–5   | 3.4 mi   |

District: Willard City 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 44890

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>123</b><br>CRIME INDEX | <b>143</b><br>AIR POLLUTION | <b>10,012</b><br>POPULATION | <b>\$61K</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

**Owner occupied**