

Residential - Vacant Land

**RESIDENTIAL**

# 446 ROCK CREEK RUN

AMHERST, OH 44001

**\$270,137** TopHap Estimate · confidence 92 · as of Jul 14, 2026



**2,614 ft<sup>2</sup>**  
LOT SIZE

## VALUATION

**\$270K**

\$249K low

\$291K high

Last Sale

**\$250,000 · Aug 16, 2022**

Est. Owner Equity

**\$270,137**

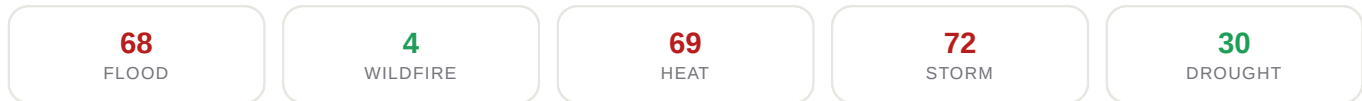
## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$164 (2024) |
| Assessed Value        | \$4,004      |
| Previous Assessed     | \$4,004      |
| Assessor Market Value | \$11,440     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Lorain                    |
| Lot (acres)   | 0.06                      |
| Heating       | None                      |
| Pool          | No                        |

## CLIMATE RISK



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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Aug 12, 2022 | Resale | Warranty Deed | \$250,000 |        | \$238K |
| Apr 29, 2019 | Resale | Warranty Deed | \$150,000 |        | \$155K |
| Apr 28, 2016 | Resale | Warranty Deed | \$138,500 |        | \$132K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Marion L Steele High School | High       | 9–12   | 1.0 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>Owner occupied</b> |
|-----------|-----------------------|