

Rural Residence

RESIDENTIAL

6249 STATE ROUTE 45

ROME, OH 44085

\$538,913 TopHap Estimate · \$150 / ft² · confidence 74 · as of Jul 14, 2026



7

BEDS

3

BATHS

3,584 ft²

LIVING AREA

25.54 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$539K

\$399K low

\$679K high

Last Sale

\$62,500 · Feb 24, 2017

Est. Owner Equity

\$158,913

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$6,660 (2025)
Assessed Value	\$187,260
Previous Assessed	\$187,260
Assessor Market Value	\$535,000

PROPERTY FACTS

Property Type	Rural Residence
Style	Colonial
County	Ashtabula
Lot (acres)	25.54
Heating	None
Garage	Garage, Attached

Shed · 64 ft²

Patio · 192 ft²

Porch · 2,032 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 17, 2017	Resale	Warranty Deed	\$62,500	\$17	
Sep 22, 2014	Resale	Grant Deed	\$55,000	\$15	\$60K
Jun 19, 2014	Resale	Grant Deed	\$110,000	\$31	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Elementary School	Elementary	KG–5	2.4 mi
Grand Valley Middle School	Middle	6–8	2.4 mi
Grand Valley High School	High	9–12	2.4 mi

District: Grand Valley 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 44085

80 CRIME INDEX	101 AIR POLLUTION	3,369 POPULATION	\$70K MEDIAN IN-COME	49°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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