

Single Family Residence

RESIDENTIAL

SIDE SIDE

RUTLAND, OH 45775

\$223,206

TopHap Estimate · \$125 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,782 ft²

LIVING AREA

15.65 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

6

ROOMS

3

PARKING

VALUATION

\$223K

\$200K low

\$247K high

Last Sale

\$100,000 · Mar 12, 2021

Est. Owner Equity

\$120,306

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$1,044 (2025)
Assessed Value	\$31,630
Previous Assessed	\$38,790
Assessor Market Value	\$90,370

PROPERTY FACTS

Property Type	Single Family Residence
County	MEIGS
Lot (acres)	15.65
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Central
Cooling	Central
Garage	Garage, Detached
Pool	No

Shed · 80 ft²

Porch · 112 ft²

CLIMATE RISK

100 FLOOD	18 WILDFIRE	76 HEAT	88 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 8, 2021	Resale	Survivorship Deed	\$100,000	\$56	\$78K
Jan 24, 2020	Foreclosure sale	Sheriffs Deed	\$74,880	\$42	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meigs Primary School	Elementary	PK–2	4.7 mi
Meigs High School	High	9–12	8.1 mi
Meigs Middle School	Middle	6–8	8.3 mi

District: Meigs 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 45775

93 CRIME INDEX	141 AIR POLLUTION	1,525 POPULATION	\$41K MEDIAN IN-COME	53°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Absentee owner
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