

Residential - Vacant Land **RESIDENTIAL**

SIDE SIDE
RUTLAND, OH 45775



0.11 ac
LOT SIZE

VALUATION

Last Sale **\$47,501 · Nov 12, 2025**

TAX & ASSESSMENT

Property Tax	\$131 (2025)
Assessed Value	\$3,510
Previous Assessed	\$3,030
Assessor Market Value	\$10,030

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	MEIGS
Lot (acres)	0.11
Pool	No

CLIMATE RISK

94 FLOOD	15 WILDFIRE	77 HEAT	87 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 12, 2025	Resale	Warranty Deed	\$47,500		
Jan 25, 2025	Non-arms-length	Sheriffs Deed	\$33,334		
Jan 27, 2020	Financing	Intrafamily Transfer			
Sep 1, 2017	Resale	Survivorship Deed	\$90,000		\$5K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Meigs Primary School	Elementary	PK–2	1.3 mi
Meigs High School	High	9–12	6.6 mi
Meigs Middle School	Middle	6–8	6.8 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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