

Single Family Residence

RESIDENTIAL

44770 FOREST RUN RD

RACINE, OH 45771

\$390,932 TopHap Estimate · \$168 / ft² · confidence 85 · as of Jul 14, 2026

4

BEDS

1

BATHS

2,328 ft²

LIVING AREA

7.52 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$391K

\$330K low

\$452K high

Last Sale

\$180,000 · May 4, 2012

Est. Owner Equity

\$246,932

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax

\$3,014 (2025)

Assessed Value

\$91,310

Previous Assessed

\$74,700

Assessor Market Value

\$260,860

PROPERTY FACTS

Property Type	Single Family Residence
County	Meigs
Lot (acres)	7.52
Construction	Brick
Roof	Shingle
Heating	Electric
Cooling	Central
Fireplace	Yes
Garage	Attached, Unfinished

Deck · 48 ft²

Shed · 400 ft²

Porch · 192 ft²

CLIMATE RISK

54 FLOOD	16 WILDFIRE	78 HEAT	86 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 4, 2012	Resale	Warranty Deed	\$180,000	\$77	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southern Elementary School	Elementary	PK–8	4.6 mi
Southern High School	High	9–12	4.7 mi

District: Southern 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 45771

130 CRIME INDEX	159 AIR POLLUTION	4,004 POPULATION	\$53K MEDIAN IN-COME	54°F AVG TEMP	51% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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