

Rural Residence

RESIDENTIAL

44320 FOREST RUN RD

RACINE, OH 45771

\$270,418 TopHap Estimate · \$136 / ft² · confidence 82 · as of Jul 14, 2026

3

BEDS

1

BATHS

1,984 ft²

LIVING AREA

70.9 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

3

ROOMS

4

PARKING

VALUATION

\$270K

\$221K low

\$320K high

Est. Owner Equity

\$270,418

TAX & ASSESSMENT

Property Tax	\$3,322 (2025)
Assessed Value	\$109,970
Previous Assessed	\$92,350
Assessor Market Value	\$314,200

PROPERTY FACTS

Property Type	Rural Residence
County	Meigs
Lot (acres)	70.90
Construction	Brick
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes

Shed · 480 ft²

Porch · 112 ft²

CLIMATE RISK

38 FLOOD	19 WILDFIRE	78 HEAT	89 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
Dec 11, 2025	Financing	Transfer On Death Deed			
Nov 10, 2025	Financing	Transfer On Death Deed			
Aug 15, 2025	Financing	Warranty Deed			
Jul 11, 2024	Financing	Intrafamily Transfer			
Jul 11, 2024	Financing	Warranty Deed			
Sep 18, 2023	Financing	Intrafamily Transfer			
Sep 18, 2023	Financing	Warranty Deed			
Jun 27, 2022	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southern Elementary School	Elementary	PK–8	5.2 mi
Southern High School	High	9–12	5.2 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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