

Single Family Residence **RESIDENTIAL**

45433 FOREST RUN RD

RACINE, OH 45771

\$274,087 TopHap Estimate · \$125 / ft² · confidence 82 · as of Jul 14, 2026



3
BEDS

1
BATHS

2,196 ft²
LIVING AREA

1 ac
LOT SIZE

2009
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$274K

\$224K low

\$324K high

Last Sale

\$6,500 · Jun 1, 2007

Est. Owner Equity

\$120,387

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,598 (2025)
Assessed Value	\$109,240
Previous Assessed	\$89,850
Assessor Market Value	\$312,120

PROPERTY FACTS

Property Type	Single Family Residence
County	Meigs
Lot (acres)	1.00
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Heat Pump
Cooling	Central
Garage	Attached, Unfinished

Balcony

Porch · 432 ft²

CLIMATE RISK

1
FLOOD

14
WILDFIRE

78
HEAT

86
STORM

16
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southern Elementary School	Elementary	PK–8	3.9 mi
Southern High School	High	9–12	4.0 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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