

Rural Residence

RESIDENTIAL

45360 FOREST RUN RD

RACINE, OH 45771

\$336,054 TopHap Estimate · \$172 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,958 ft²

LIVING AREA

45.61 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$336K

\$286K low

\$387K high

Last Sale

\$120,000 · Jun 18, 2024

Est. Owner Equity

\$0

Loan-to-Value

364%

TAX & ASSESSMENT

Property Tax	\$2,086 (2025)
Assessed Value	\$89,440
Previous Assessed	\$79,190
Assessor Market Value	\$255,530

PROPERTY FACTS

Property Type	Rural Residence
County	Meigs
Lot (acres)	45.61
Construction	Frame (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Garage	Mixed

Deck · 100 ft²

Shed · 720 ft²

Patio · 230 ft²

Porch · 66 ft²

CLIMATE RISK

55 FLOOD	14 WILDFIRE	78 HEAT	89 STORM	16 DROUGHT
-------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 3, 2024	Resale	Warranty Deed	\$120,000	\$61	\$149K
Jan 26, 2024	Resale	Warranty Deed	\$60,000	\$31	\$64K
Jan 12, 2023	Resale	Warranty Deed	\$150,000	\$77	\$135K
Dec 27, 2017	Resale	Warranty Deed	\$165,000	\$84	
Nov 16, 2017	Resale	Warranty Deed	\$16,000	\$8	
Aug 17, 2015	Resale	Warranty Deed	\$5,000	\$3	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southern Elementary School	Elementary	PK–8	4.1 mi
Southern High School	High	9–12	4.1 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
---------------------------	-----------------------------	----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------