

Single Family Residence

RESIDENTIAL

44775 FOREST RUN RD

RACINE, OH 45771

\$170,815 TopHap Estimate · \$173 / ft² · confidence 82 · as of Jul 14, 2026

3

BEDS

1

BATHS

988 ft²

LIVING AREA

2 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

5

ROOMS

3

PARKING

VALUATION

\$171K

\$141K low

\$201K high

Last Sale

\$143,000 · May 2, 2025

Est. Owner Equity

\$23,256

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax

\$1,487 (2025)

Assessed Value

\$45,100

Previous Assessed

\$30,560

Assessor Market Value

\$128,840

PROPERTY FACTS

Property Type	Single Family Residence
County	Meigs
Lot (acres)	2.00
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Central
Cooling	Central
Garage	Garage, Detached

Deck · 260 ft²

Shed · 192 ft²

CLIMATE RISK

11 FLOOD	15 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
Apr 21, 2025	Resale	Warranty Deed	\$143,000	\$145	\$140K
May 19, 2022	Resale	Warranty Deed	\$122,000	\$123	\$120K
Aug 27, 2012	Resale	Warranty Deed	\$86,667	\$88	\$54K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Southern Elementary School	Elementary	PK–8	4.5 mi
Southern High School	High	9–12	4.5 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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