

Single Family Residence **RESIDENTIAL**

6804 ROCKY RIDGE DR

POWELL, OH 43065

\$573,796 TopHap Estimate · \$208 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,762 ft²

LIVING AREA

0.27 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$574K

\$533K low

\$614K high

Last Sale

\$480,097 · Dec 8, 2021

Est. Owner Equity

\$189,719

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$10,262 (2025)
Assessed Value	\$173,190
Previous Assessed	\$173,190
Assessor Market Value	\$494,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Delaware
Lot (acres)	0.27
Heating	Yes
Cooling	Central

CLIMATE RISK

74 FLOOD	23 WILDFIRE	74 HEAT	86 STORM	25 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2021	Resale	Survivorship Deed	\$480,100	\$174	\$384K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Liberty Tree Elementary School	Elementary	KG–5	0.1 mi
Hyatts Middle School	Middle	6–8	0.2 mi
Liberty High School	High	9–12	0.8 mi

District: Olentangy 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 43065

52 CRIME INDEX	181 AIR POLLUTION	50,172 POPULATION	\$161K MEDIAN IN-COME	51°F AVG TEMP	49% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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