

Rural Residence

**RESIDENTIAL**

# 5730 STATE ROUTE 45

ROME, OH 44085

**\$178,683** TopHap Estimate · \$62 / ft<sup>2</sup> · confidence 77 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,880 ft<sup>2</sup>**

LIVING AREA

**20 ac**

LOT SIZE

**1950**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**3**

PARKING

## VALUATION

**\$179K**

**\$138K low**

**\$219K high**

Last Sale

**\$120,000 · Jul 6, 2020**

Est. Owner Equity

**\$0**

Loan-to-Value

**114%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,196 (2025) |
| Assessed Value        | \$106,260      |
| Previous Assessed     | \$106,260      |
| Assessor Market Value | \$303,600      |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Rural Residence |
| Style         | Traditional/Old |
| County        | Ashtabula       |
| Lot (acres)   | 20.00           |
| Construction  | Concrete Blocks |
| Heating       | Yes             |
| Cooling       | Central         |
| Garage        | Mixed           |

Porch · 168 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jun 30, 2020 | Resale    | Warranty Deed       | \$120,000 | \$42               | \$90K  |
| Jun 30, 2020 | Quitclaim | Quit Claim Transfer |           |                    |        |
| Aug 10, 2006 | Resale    | Warranty Deed       | \$165,000 | \$57               | \$115K |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Grand Valley Middle School     | Middle     | 6–8    | 3.3 mi   |
| Grand Valley Elementary School | Elementary | KG–5   | 3.3 mi   |
| Grand Valley High School       | High       | 9–12   | 3.3 mi   |

District: Grand Valley 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 44085

|                   |                      |                     |                         |                  |                 |
|-------------------|----------------------|---------------------|-------------------------|------------------|-----------------|
| 80<br>CRIME INDEX | 101<br>AIR POLLUTION | 3,369<br>POPULATION | \$70K<br>MEDIAN IN-COME | 49°F<br>AVG TEMP | 50%<br>SUNSHINE |
|-------------------|----------------------|---------------------|-------------------------|------------------|-----------------|

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

## OWNERSHIP

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