

Rural Residence

RESIDENTIAL

6145 STATE ROUTE 45

ROME, OH 44085

\$395,617 TopHap Estimate · \$154 / ft² · confidence 79 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,576 ft²

LIVING AREA

6.46 ac

LOT SIZE

2022

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$396K

\$315K low

\$477K high

Est. Owner Equity

\$72,917

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,450 (2025)
Assessed Value	\$113,050
Previous Assessed	\$113,050
Assessor Market Value	\$323,000

PROPERTY FACTS

Property Type	Rural Residence
Style	Colonial
County	Ashtabula
Lot (acres)	6.46
Heating	Yes
Cooling	Central
Fireplace	Yes

Deck · 20 ft²

Porch · 276 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 4, 2021	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Middle School	Middle	6–8	2.6 mi
Grand Valley Elementary School	Elementary	KG–5	2.6 mi
Grand Valley High School	High	9–12	2.6 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 CRIME INDEX	101 AIR POLLUTION	3,369 POPULATION	\$70K MEDIAN IN-COME	49°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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