

Single Family Residence

RESIDENTIAL

6262 STATE ROUTE 45

ROME, OH 44085

\$207,427 TopHap Estimate · \$162 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,280 ft²

LIVING AREA

1.77 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$207K

\$172K low

\$243K high

Last Sale

\$137,391 · Jun 4, 2018

Est. Owner Equity

\$71,269

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$2,446 (2025)
Assessed Value	\$62,130
Previous Assessed	\$62,130
Assessor Market Value	\$177,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Ashtabula
Lot (acres)	1.77
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 96 ft² Shed Patio · 96 ft² Porch · 332 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 4, 2021	Financing	Intrafamily Transfer			\$136K
Sep 6, 2017	Resale	Grant Deed	\$137,391	\$107	
Aug 12, 2011	Resale	Grant Deed	\$88,569	\$69	\$66K
Mar 23, 2011	Non-arms-length	Trustees Deed	\$80,000	\$63	
Apr 13, 2005	Quitclaim	Quit Claim Transfer			
Dec 16, 2004	Financing	Survivorship Deed			\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Middle School	Middle	6–8	2.4 mi
Grand Valley Elementary School	Elementary	KG–5	2.4 mi
Grand Valley High School	High	9–12	2.4 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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