

Single Family Residence **RESIDENTIAL**

48 ROAMING ROCK BLVD

ROAMING SHORES, OH 44085

\$261,147 TopHap Estimate · \$160 / ft² · confidence 87 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,636 ft²
LIVING AREA

0.26 ac
LOT SIZE

2000
YEAR BUILT

1
STORIES

5
ROOMS

2
PARKING

VALUATION

\$261K

\$227K low

\$295K high

Last Sale

\$168,000 · Mar 25, 2021

Est. Owner Equity

\$91,451

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$2,450 (2025)
Assessed Value	\$56,950
Previous Assessed	\$56,950
Assessor Market Value	\$162,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Ashtabula
Lot (acres)	0.26
Foundation	Mat/Raft Foundation (Slab)
Heating	Heat Pump
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 192 ft²

Patio · 192 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 30, 2023	Financing	Intrafamily Transfer			
Mar 23, 2021	Resale	Warranty Deed	\$168,000	\$103	\$170K
Jan 12, 2018	Resale	Warranty Deed	\$135,900	\$83	\$109K
Nov 6, 2013	Resale	Warranty Deed	\$115,000	\$70	\$92K
May 22, 2006	Resale	Warranty Deed	\$135,000	\$83	
Apr 29, 2005	Resale	Warranty Deed	\$132,400	\$81	\$106K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Middle School	Middle	6–8	6.6 mi
Grand Valley Elementary School	Elementary	KG–5	6.7 mi
Grand Valley High School	High	9–12	6.7 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
-------------------	----------------------	---------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

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