

Single Family Residence **RESIDENTIAL**

245 RESTORATION DR

MARYSVILLE, OH 43040

\$506,744 TopHap Estimate · \$230 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,206 ft²

LIVING AREA

0.46 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$507K

\$460K low

\$553K high

Last Sale

\$490,000 · Sep 8, 2025

Est. Owner Equity

\$506,744

TAX & ASSESSMENT

Property Tax	\$7,168 (2025)
Assessed Value	\$169,520
Previous Assessed	\$169,520
Assessor Market Value	\$484,340

PROPERTY FACTS

Property Type	Single Family Residence
County	Union
Lot (acres)	0.46
Construction	Frame (Unspecified)
Roof	Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 256 ft²

Patio · 256 ft²

Porch · 126 ft²

CLIMATE RISK

45

FLOOD

22

WILDFIRE

74

HEAT

83

STORM

25

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 11, 2026	Financing	Transfer On Death Deed			
Sep 8, 2025	Resale	Warranty Deed	\$490,000	\$222	
Sep 9, 2022	Financing	Transfer On Death Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edgewood Elementary School	Elementary	KG–4	0.8 mi
Marysville High School	High	9–12	1.5 mi
Bunsold Middle School	Middle	7–8	1.9 mi

District: Marysville Exempted Village 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 43040

114 CRIME INDEX	188 AIR POLLUTION	41,829 POPULATION	\$98K 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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