

Single Family Residence **RESIDENTIAL**

# 50 RITTMAN AVE

RITTMAN, OH 44270

**\$250,818** TopHap Estimate · \$149 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,680 ft<sup>2</sup>**

LIVING AREA

**0.29 ac**

LOT SIZE

**1963**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$251K**

\$231K low

\$271K high

Last Sale

**\$160,000 · Aug 6, 2020**

Est. Owner Equity

**\$98,818**

Loan-to-Value

**61%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,461 (2025) |
| Assessed Value        | \$64,170       |
| Previous Assessed     | \$64,170       |
| Assessor Market Value | \$183,350      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | WAYNE                   |
| Lot (acres)   | 0.29                    |
| Construction  | Brick                   |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 390 ft²

Shed · 120 ft²

Patio · 180 ft²

Porch · 96 ft²

## CLIMATE RISK

1

FLOOD

4

WILDFIRE

68

HEAT

81

STORM

14

DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jul 29, 2020 | Resale | Warranty Deed | \$160,000 | \$95   | \$152K |
| Oct 15, 2009 | Resale | Warranty Deed | \$127,000 | \$76   | \$99K  |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Rittman High School       | High       | 9–12   | 0.2 mi   |
| Rittman Middle School     | Middle     | 6–8    | 0.2 mi   |
| Rittman Elementary School | Elementary | KG–5   | 0.3 mi   |

District: Rittman 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 44270

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>116</b><br>CRIME INDEX | <b>109</b><br>AIR POLLUTION | <b>7,706</b><br>POPULATION | <b>\$64K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|