

Single Family Residence

RESIDENTIAL

5269 STATE ROUTE 45

ROME, OH 44085

\$162,777 TopHap Estimate · \$84 / ft² · confidence 84 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,938 ft²

LIVING AREA

2 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$163K

\$136K low

\$189K high

Last Sale

\$150,000 · Aug 1, 2019

Est. Owner Equity

\$162,777

TAX & ASSESSMENT

Property Tax	\$485 (2025)
Assessed Value	\$11,870
Previous Assessed	\$11,870
Assessor Market Value	\$33,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Ashtabula
Lot (acres)	2.00
Foundation	Mat/Raft Foundation (Slab)
Heating	Yes
Cooling	Central
Garage	Garage, Attached

Porch · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 1, 2024	Resale	Land Contract	\$397,300	\$205	
Jul 29, 2019	Resale	Warranty Deed	\$150,000	\$77	\$120K
Oct 19, 2012	Resale	Grant Deed	\$19,900	\$10	
Apr 4, 2012	Non-arms-length	Trustees Deed	\$6,000	\$3	
Apr 4, 2012	Non-arms-length	Trustees Deed	\$36,000	\$19	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Middle School	Middle	6–8	4.2 mi
Grand Valley Elementary School	Elementary	KG–5	4.2 mi
Grand Valley High School	High	9–12	4.3 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	Absentee owner
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