

Single Family Residence **RESIDENTIAL**

6283 STATE ROUTE 45

ROME, OH 44085

\$48,693 TopHap Estimate · \$34 / ft² · confidence 68 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,420 ft²

LIVING AREA

5.1 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

6

ROOMS

5

PARKING

VALUATION

\$49K

\$33K low

\$64K high

Last Sale

\$43,100 · Sep 3, 2024

Est. Owner Equity

\$18,693

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$2,381 (2025)
Assessed Value	\$60,350
Previous Assessed	\$60,350
Assessor Market Value	\$172,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Ashtabula
Lot (acres)	5.10
Foundation	Mat/Raft Foundation (Slab)
Heating	Heat Pump
Cooling	Central
Garage	Garage, Detached

Deck · 98 ft²

Patio · 298 ft²

Porch · 42 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 29, 2024	Resale	Limited Warranty Deed	\$43,100	\$30	
Nov 18, 2023	Resale	Limited Warranty Deed	\$43,100	\$30	
Jan 24, 2024	Resale	Limited Warranty Deed	\$43,100	\$30	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Middle School	Middle	6–8	2.3 mi
Grand Valley Elementary School	Elementary	KG–5	2.3 mi
Grand Valley High School	High	9–12	2.3 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	Owner occupied
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