

Single Family Residence **RESIDENTIAL**

6313 STATE ROUTE 45

ROME, OH 44085

\$353,218 TopHap Estimate · \$203 / ft² · confidence 88 · as of Jun 23, 2026



4

BEDS

2

BATHS

1,736 ft²

LIVING AREA

7.11 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

7

ROOMS

4

PARKING

VALUATION

\$353K

\$311K low

\$396K high

Est. Owner Equity

\$133,013

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,409 (2025)
Assessed Value	\$86,490
Previous Assessed	\$86,490
Assessor Market Value	\$247,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Ashtabula
Lot (acres)	7.11
Heating	Heat Pump
Cooling	Central
Garage	Garage, Detached

Deck · 64 ft²

Patio · 464 ft²

Porch · 32 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 18, 2021	Financing	Intrafamily Transfer			
Sep 4, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grand Valley Middle School	Middle	6–8	2.2 mi
Grand Valley Elementary School	Elementary	KG–5	2.2 mi
Grand Valley High School	High	9–12	2.2 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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