

Single Family Residence

**RESIDENTIAL**

# 1 RIVER PL

ROCKY RIVER, OH 44116

**\$601,262** TopHap Estimate · \$244 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**3**

BEDS

**4**

BATHS

**2,463 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$601K**

\$526K low

\$677K high

Last Sale

**\$291,000 · Jun 29, 2009**

Est. Owner Equity

**\$350,262**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,886 (2024) |
| Assessed Value        | \$160,760      |
| Previous Assessed     | \$156,560      |
| Assessor Market Value | \$459,300      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | Cuyahoga                |
| Lot (acres)   | 0.13                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------------|-----------|--------------------|--------|
| Jun 26, 2009 | Resale    | Grant Deed          | \$291,000 | \$118              | \$262K |
| Apr 9, 2008  | Quitclaim | Quit Claim Transfer |           |                    |        |
| Jan 4, 2007  | Resale    | Warranty Deed       | \$373,000 | \$151              |        |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River High School            | High       | 9–12   | 0.3 mi   |
| Rocky River Middle School          | Middle     | 6–8    | 0.5 mi   |
| Goldwood Primary Elementary School | Elementary | KG–2   | 0.9 mi   |

District: Rocky River City 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 44116

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>52</div> <div>CRIME INDEX</div> | <div>105</div> <div>AIR POLLUTION</div> | <div>22,175</div> <div>POPULATION</div> | <div>\$96K</div> <div>MEDIAN IN-COME</div> | <div>50°F</div> <div>AVG TEMP</div> | <div>49%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|