

Single Family Residence **RESIDENTIAL**

1300 HOMELAND DR

ROCKY RIVER, OH 44116

\$483,563 TopHap Estimate · \$178 / ft² · confidence 88 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,712 ft²

LIVING AREA

0.58 ac

LOT SIZE

1947

YEAR BUILT

2

STORIES

12

ROOMS

2

PARKING

VALUATION

\$484K

\$428K low

\$539K high

Est. Owner Equity

\$483,563

TAX & ASSESSMENT

Property Tax	\$9,264 (2024)
Assessed Value	\$167,590
Previous Assessed	\$153,590
Assessor Market Value	\$478,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.58
Foundation	Raised (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 70 ft²

Greenhouse

CLIMATE RISK

38

FLOOD

11

WILDFIRE

68

HEAT

63

STORM

30

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2022	Financing	Affidavit Of Death Of Joint Tenant			
Aug 22, 2022	Financing	Intrafamily Transfer			
Jun 9, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.4 mi
Rocky River Middle School	Middle	6–8	0.8 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

52

CRIME INDEX

105

AIR POLLUTION

22,175

POPULATION

\$96K

MEDIAN IN-COME

50°F

AVG TEMP

49%

SUNSHINE

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

OWNERSHIP

Occupancy

Owner occupied