

Single Family Residence

RESIDENTIAL

780 BATES RD

ROCKY RIVER, OH 44116

\$286,408

TopHap Estimate · \$186 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,542 ft²

LIVING AREA

0.27 ac

LOT SIZE

1949

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$286K

\$272K low

\$301K high

Last Sale

\$285,000 · Jul 1, 2026

Est. Owner Equity

\$82,708

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$5,432 (2025)
Assessed Value	\$94,115
Assessor Market Value	\$268,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CUYAHOGA
Lot (acres)	0.27
Foundation	No Foundation
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 16 ft²

CLIMATE RISK

61
FLOOD

10
WILDFIRE

68
HEAT

63
STORM

30
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 29, 2026	Resale	Warranty Deed	\$285,000	\$185	\$10K
Sep 4, 2019	Resale	Warranty Deed	\$210,000	\$136	\$204K
Jul 28, 2008	Resale	Trustees Deed	\$87,000	\$56	\$70K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.8 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.1 mi
Rocky River Middle School	Middle	6–8	1.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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