

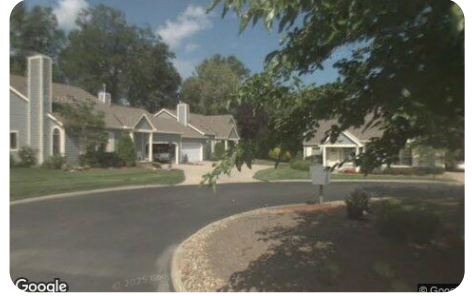
Townhouse

RESIDENTIAL

31 POND DR

ROCKY RIVER, OH 44116

\$518,305 TopHap Estimate · \$288 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,799 ft²

LIVING AREA

7.58 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$518K

\$448K low

\$588K high

Last Sale

\$179,100 · Apr 30, 2010

Est. Owner Equity

\$384,055

Loan-to-Value

30%

TAX & ASSESSMENT

Property Tax	\$5,690 (2024)
Assessed Value	\$112,740
Previous Assessed	\$81,830
Assessor Market Value	\$322,100

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	7.58
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 130 ft²

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2012	Quitclaim	Quit Claim Transfer			
Apr 27, 2010	Resale	Warranty Deed	\$179,100	\$100	\$134K
Aug 20, 1997	Resale	Grant Deed	\$170,000	\$94	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	1.2 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.4 mi
Rocky River Middle School	Middle	6–8	1.6 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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