

Single Family Residence **RESIDENTIAL**

325 NORTHCLIFF DR

ROCKY RIVER, OH 44116

\$1,994,156 TopHap Estimate · \$580 / ft² · confidence 74 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,439 ft²

LIVING AREA

0.22 ac

LOT SIZE

1937

YEAR BUILT

2

STORIES

11

ROOMS

2

PARKING

VALUATION

\$2M

\$1.5M low

\$2.5M high

Last Sale

\$1,250,000 · Oct 13, 2017

Est. Owner Equity

\$994,156

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$32,889 (2024)
Assessed Value	\$595,010
Previous Assessed	\$533,750
Assessor Market Value	\$1,700,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 560 ft²

Porch · 336 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 13, 2017	Resale	Warranty Deed	\$1,250,000	\$363	\$1M
Jul 18, 2011	Resale	Warranty Deed	\$420,000	\$122	\$326K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.7 mi
Rocky River High School	High	9–12	0.8 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.8 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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