

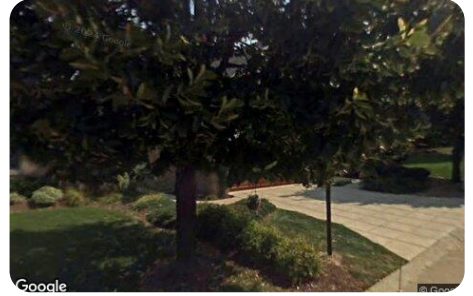
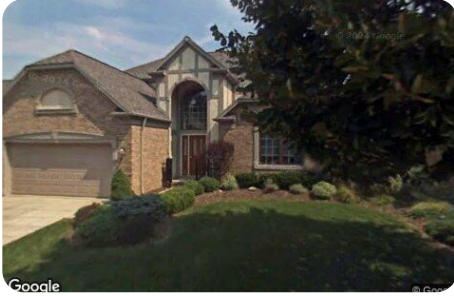
Single Family Residence

RESIDENTIAL

4 BEARS RUN

ROCKY RIVER, OH 44116

\$563,778 TopHap Estimate · \$207 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,724 ft²

LIVING AREA

0.12 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$564K

\$476K low

\$651K high

Last Sale

\$348,000 · Oct 22, 2015

Est. Owner Equity

\$249,778

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$9,707 (2025)
Assessed Value	\$176,190
Assessor Market Value	\$503,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CUYAHOGA
Lot (acres)	0.12
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 21, 2015	Resale	Warranty Deed	\$348,000	\$128	\$348K
Apr 12, 2010	Resale	Warranty Deed	\$327,000	\$120	\$262K
Feb 15, 2005	Quitclaim	Quit Claim Transfer			\$219K
Oct 27, 2004	Quitclaim	Quit Claim Transfer			
Apr 13, 2001	Resale	Grant Deed	\$265,000	\$97	\$185K
Feb 9, 2001	Foreclosure sale	Trustees Deed	\$250,000	\$92	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.6 mi
Rocky River High School	High	9–12	1.5 mi
Rocky River Middle School	Middle	6–8	1.9 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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