

Single Family Residence

RESIDENTIAL

45 NANTUCKET ROW

ROCKY RIVER, OH 44116

\$370,550 TopHap Estimate · \$236 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,572 ft²

LIVING AREA

2,178 ft²

LOT SIZE

1994

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$371K

\$338K low

\$403K high

Last Sale

\$275,000 · Jan 21, 2021

Est. Owner Equity

\$370,550

TAX & ASSESSMENT

Property Tax	\$5,435 (2024)
Assessed Value	\$96,250
Previous Assessed	\$75,780
Assessor Market Value	\$275,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.05
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 30, 2020	Resale	Grant Deed	\$275,000	\$175	
Oct 9, 2013	Resale	Warranty Deed	\$138,000	\$88	\$110K
Feb 16, 2010	Resale	Grant Deed	\$148,000	\$94	
Sep 14, 2009	Non-arms-length	Trustees Deed	\$120,000	\$76	
Mar 4, 1999	Resale	Grant Deed	\$181,500	\$115	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 mi
Rocky River High School	High	9–12	1.4 mi
Rocky River Middle School	Middle	6–8	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	Absentee owner
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