

Duplex (2 Units, Any Combination)

RESIDENTIAL

812 RIVER ST

GRAND RIVER, OH 44045



3

BEDS

2

BATHS

1,192 ft²

LIVING AREA

0.14 ac

LOT SIZE

1900

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

Last Sale

\$57,000 · Nov 14, 2017

TAX & ASSESSMENT

Property Tax	\$844 (2025)
Assessed Value	\$38,050
Previous Assessed	\$38,050
Assessor Market Value	\$108,700

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Historical
County	Lake
Lot (acres)	0.14
Heating	Hot Water
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached

Porch · 102 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 7, 2020	Recorded document	Warranty Deed			
Nov 9, 2017	Resale	Warranty Deed	\$57,000	\$48	\$55K
Nov 1, 2016	Quitclaim	Quit Claim Transfer			
Jun 12, 2007	Quitclaim	Quit Claim Transfer			
Jun 12, 2007	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckeye Elementary School	Elementary	KG–5	2.6 mi
Riverside Junior/Senior High School	High	8–12	3.4 mi
LaMuth Middle School	Middle	6–7	3.7 mi

District: Riverside Local 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 44045

180 CRIME INDEX	105 AIR POLLUTION	154 POPULATION	\$73K 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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