

Single Family Residence

RESIDENTIAL

40 NANTUCKET ROW

ROCKY RIVER, OH 44116

\$343,080 TopHap Estimate · \$222 / ft² · confidence 92 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,545 ft²

LIVING AREA

2,178 ft²

LOT SIZE

1993

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$343K

\$315K low

\$371K high

Last Sale

\$166,000 · Sep 25, 2013

Est. Owner Equity

\$343,080

TAX & ASSESSMENT

Property Tax	\$6,007 (2024)
Assessed Value	\$106,370
Previous Assessed	\$67,770
Assessor Market Value	\$303,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.05
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2018	Resale	Grant Deed	\$220,000	\$142	
Sep 19, 2013	Resale	Warranty Deed	\$166,000	\$107	
Jun 28, 2007	Recorded document	Affidavit Of Death			
Aug 23, 2001	Resale	Grant Deed	\$190,000	\$123	

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	1.9 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------