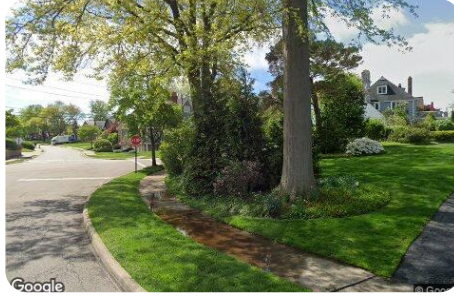


Single Family Residence **RESIDENTIAL**

# 25 KENSINGTON OVAL

ROCKY RIVER, OH 44116

**\$1,095,924** TopHap Estimate · \$350 / ft² · confidence 87 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**3,134 ft²**

LIVING AREA

**0.48 ac**

LOT SIZE

**1928**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$1.1M**

\$959K low

\$1.2M high

Last Sale

**\$195,000 · Dec 29, 1983**

Est. Owner Equity

**\$395,924**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$24,403 (2025) |
| Assessed Value        | \$433,545       |
| Assessor Market Value | \$1,238,700     |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | CUYAHOGA                |
| Lot (acres)   | 0.48                    |
| Roof          | Tile                    |
| Heating       | Steam                   |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 80 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE | \$/FT² | LOAN |
|-------------|-----------|---------------------|-------|--------|------|
| Feb 8, 2010 | Quitclaim | Quit Claim Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River Middle School          | Middle     | 6–8    | 0.8 mi   |
| Rocky River High School            | High       | 9–12   | 1.1 mi   |
| Goldwood Primary Elementary School | Elementary | KG–2   | 2.1 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>22,175</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|