

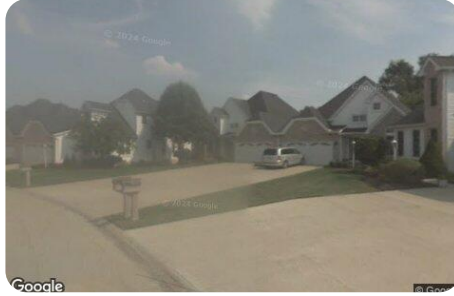
Single Family Residence

**RESIDENTIAL**

# 25 NANTUCKET ROW

ROCKY RIVER, OH 44116

**\$388,877** TopHap Estimate · \$165 / ft<sup>2</sup> · confidence 83 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,352 ft<sup>2</sup>**

LIVING AREA

**2,178 ft<sup>2</sup>**

LOT SIZE

**1995**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$389K**

\$324K low

\$454K high

Last Sale

**\$359,000 · Aug 28, 2024**

Est. Owner Equity

**\$101,677**

Loan-to-Value

**74%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,262 (2024) |
| Assessed Value        | \$105,000      |
| Previous Assessed     | \$84,880       |
| Assessor Market Value | \$300,000      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Colonial                   |
| 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                         |

Deck · 120 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Aug 26, 2024 | Resale            | Fiduciary Deed      | \$359,000 | \$153  | \$287K |
| Jun 5, 2012  | Quitclaim         | Quit Claim Transfer |           |        |        |
| Jun 5, 2012  | Recorded document | Affidavit Of Death  |           |        |        |
| Aug 10, 2000 | Resale            | Grant Deed          | \$212,000 | \$90   |        |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|