

Single Family Residence **RESIDENTIAL**

18796 ROCKY RIVER OVAL

ROCKY RIVER, OH 44116

\$350,823 TopHap Estimate · \$247 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,418 ft²

LIVING AREA

0.18 ac

LOT SIZE

1959

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$351K

\$310K low

\$392K high

Last Sale

\$342,650 · Mar 31, 2026

Est. Owner Equity

\$42,438

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$6,202 (2025)
Assessed Value	\$122,710
Assessor Market Value	\$350,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CUYAHOGA
Lot (acres)	0.18
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	None
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 162 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 27, 2026	Resale	Warranty Deed	\$342,650	\$242	\$308K
Mar 27, 2026	Financing	Affidavit Of Death Of Joint Tenant			
Oct 31, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Aug 21, 2020	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.7 mi
Rocky River High School	High	9–12	1.1 mi
Goldwood Primary Elementary School	Elementary	KG–2	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	Owner occupied
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