

Single Family Residence **RESIDENTIAL**

18744 ROCKY RIVER OVAL

ROCKY RIVER, OH 44116

\$483,515 TopHap Estimate · \$391 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,236 ft²

LIVING AREA

0.19 ac

LOT SIZE

1957

YEAR BUILT

1

STORIES

5

ROOMS

2

PARKING

VALUATION

\$484K

\$415K low

\$552K high

Last Sale

\$419,000 · Jan 25, 2024

Est. Owner Equity

\$81,515

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$5,934 (2025)
Assessed Value	\$105,420
Assessor Market Value	\$301,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CUYAHOGA
Lot (acres)	0.19
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 136 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 23, 2026	Financing	Transfer On Death Deed			
Jan 23, 2024	Resale	Survivorship Deed	\$419,000	\$339	\$398K
Jan 27, 2023	Financing	Intrafamily Transfer			
Apr 21, 2023	Financing	Transfer On Death Deed			
Feb 15, 2023	Financing	Certificate Of Transfer			
Feb 17, 2023	Financing	Intrafamily 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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