

Townhouse

RESIDENTIAL

34 POND DR

ROCKY RIVER, OH 44116

\$328,391 TopHap Estimate · \$196 / ft² · confidence 87 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,673 ft²

LIVING AREA

2.03 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$328K

\$286K low

\$371K high

Last Sale

\$190,000 · Dec 12, 2014

Est. Owner Equity

\$178,319

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$6,127 (2024)
Assessed Value	\$110,850
Previous Assessed	\$81,310
Assessor Market Value	\$316,700

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	2.03
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 27, 2021	Financing	Transfer On Death Deed			
Dec 27, 2021	Financing	Intrafamily Transfer			
Dec 8, 2014	Resale	Grant Deed	\$190,000	\$114	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	1.2 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.4 mi
Rocky River Middle School	Middle	6–8	1.6 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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