

Condominium

RESIDENTIAL

35 POND DR

ROCKY RIVER, OH 44116

\$474,941 TopHap Estimate · \$302 / ft² · confidence 88 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,573 ft²
LIVING AREA

2.03 ac
LOT SIZE

1990
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$475K

\$420K low

\$530K high

Est. Owner Equity

\$397,741

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$6,142 (2025)
Assessed Value	\$111,475
Assessor Market Value	\$318,500

PROPERTY FACTS

Property Type	Condominium
Style	Townhouse
County	CUYAHOGA
Lot (acres)	2.03
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Yes
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 21 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 8, 2013	Quitclaim	Quit Claim Transfer			

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	Absentee owner
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