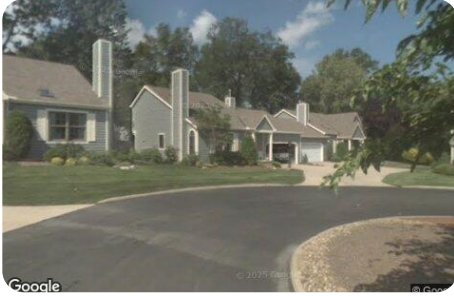


Townhouse **RESIDENTIAL**

32 POND DR

ROCKY RIVER, OH 44116

\$469,834 TopHap Estimate · \$282 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,669 ft²

LIVING AREA

7.58 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$470K

\$410K low

\$529K high

Est. Owner Equity

\$469,834

TAX & ASSESSMENT

Property Tax	\$6,394 (2024)
Assessed Value	\$113,230
Previous Assessed	\$113,230
Assessor Market Value	\$323,500

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	7.58
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 7, 2025	Financing	Intrafamily Transfer			
Jul 6, 2025	Financing	Transfer On Death Deed			
Jul 6, 2025	Financing	Affidavit Of Death Of Joint Tenant			

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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