

Townhouse **RESIDENTIAL**

45 POND DR

ROCKY RIVER, OH 44116

\$392,045 TopHap Estimate · \$206 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,907 ft²

LIVING AREA

7.58 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$392K

\$330K low

\$454K high

Last Sale

\$319,000 · Mar 3, 2025

Est. Owner Equity

\$136,845

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$5,758 (2024)
Assessed Value	\$113,960
Previous Assessed	\$80,050
Assessor Market Value	\$325,600

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
Pool	No

Deck · 243 ft²

Porch · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 24, 2025	Resale	Fiduciary Deed	\$319,000	\$167	\$255K
Nov 24, 2015	Resale	Grant Deed	\$189,000	\$99	

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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