

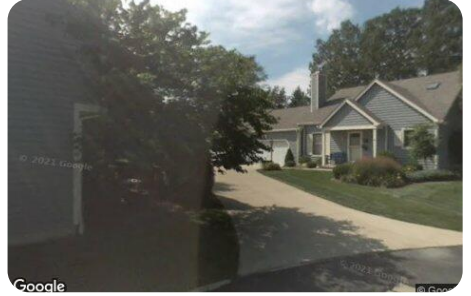
Townhouse

RESIDENTIAL

40 POND DR

ROCKY RIVER, OH 44116

\$404,029 TopHap Estimate · \$225 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,799 ft²

LIVING AREA

1991

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$404K

\$354K low

\$454K high

Last Sale

\$210,000 · Nov 10, 2020

Est. Owner Equity

\$404,029

TAX & ASSESSMENT

Property Tax	\$6,503 (2024)
Assessed Value	\$115,160
Previous Assessed	\$84,770
Assessor Market Value	\$329,000

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 140 ft²

Porch · 28 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 6, 2020	Resale	Warranty Deed	\$210,000	\$117	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	1.2 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.3 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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