

Single Family Residence **RESIDENTIAL**

# 1731 SOUTHBEND DR

ROCKY RIVER, OH 44116

**\$336,864** TopHap Estimate · \$261 / ft² · confidence 90 · as of Jul 14, 2026

**3**  
BEDS

**1**  
BATHS

**1,292 ft²**  
LIVING AREA

**0.27 ac**  
LOT SIZE

**1957**  
YEAR BUILT

**1**  
STORIES

**6**  
ROOMS

**2**  
PARKING

## VALUATION

**\$337K**

\$304K low

\$370K high

Last Sale

**\$150,000 · Jul 15, 2011**

Est. Owner Equity

**\$336,864**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$7,660 (2024)</b> |
| Assessed Value        | <b>\$138,570</b>      |
| Previous Assessed     | <b>\$93,560</b>       |
| Assessor Market Value | <b>\$395,900</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Cuyahoga                |
| Lot (acres)   | 0.27                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 28 ft²

Porch · 120 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------|-----------|--------|--------|
| Mar 1, 2022  | Financing | Transfer On Death Deed |           |        |        |
| Jul 14, 2011 | Resale    | Warranty Deed          | \$150,000 | \$116  | \$110K |
| Sep 24, 1997 | Resale    | Grant Deed             | \$130,000 | \$101  | \$80K  |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River High School            | High       | 9–12   | 0.3 mi   |
| Goldwood Primary Elementary School | Elementary | KG–2   | 0.7 mi   |
| Rocky River Middle School          | Middle     | 6–8    | 0.8 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>22,175</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|