

Single Family Residence **RESIDENTIAL**

1725 SOUTHBEND DR

ROCKY RIVER, OH 44116

\$416,824 TopHap Estimate · \$188 / ft² · confidence 87 · as of Jul 14, 2026



5
BEDS

2
BATHS

2,218 ft²
LIVING AREA

0.3 ac
LOT SIZE

1957
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$417K

\$361K low

\$473K high

Est. Owner Equity

\$153,204

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$8,353 (2024)
Assessed Value	\$147,910
Previous Assessed	\$111,620
Assessor Market Value	\$422,600

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.30
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 28 ft²

Patio · 120 ft²

Porch · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2023	Financing	Transfer On Death Deed			
Jan 7, 2019	Quitclaim	Quit Claim Transfer			
Jan 7, 2019	Recorded document	Affidavit Of Death			

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

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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