

Single Family Residence

RESIDENTIAL

1701 SOUTHBEND DR

ROCKY RIVER, OH 44116

\$411,873 TopHap Estimate · \$258 / ft² · confidence 90 · as of Jul 14, 2026

3

BEDS

1

BATHS

1,596 ft²

LIVING AREA

0.35 ac

LOT SIZE

1959

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$412K

\$369K low

\$454K high

Last Sale

\$224,000 · Feb 15, 2017

Est. Owner Equity

\$228,573

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax

\$5,736 (2024)

Assessed Value

\$103,780

Previous Assessed

\$96,040

Assessor Market Value

\$296,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.35
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 28 ft²

Shed · 64 ft²

Patio · 160 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2020	Quitclaim	Quit Claim Transfer			\$183K
Feb 14, 2017	Resale	Warranty Deed	\$224,000	\$140	\$202K

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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