

Single Family Residence

RESIDENTIAL

1740 SOUTHBEND DR

ROCKY RIVER, OH 44116

\$427,577 TopHap Estimate · \$174 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1

BATHS

2,457 ft²

LIVING AREA

0.2 ac

LOT SIZE

1958

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$428K

\$366K low

\$489K high

Est. Owner Equity

\$427,577

TAX & ASSESSMENT

Property Tax	\$8,464 (2024)
Assessed Value	\$153,130
Previous Assessed	\$109,280
Assessor Market Value	\$437,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.20
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 75 ft²

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.4 mi
Goldwood Primary Elementary School	Elementary	KG–2	0.6 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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