

Single Family Residence

RESIDENTIAL

1712 SOUTHBEND DR

ROCKY RIVER, OH 44116

\$456,520 TopHap Estimate · \$209 / ft² · confidence 83 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,188 ft²

LIVING AREA

0.3 ac

LOT SIZE

1959

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$457K

\$381K low

\$532K high

Last Sale

\$149,500 · Aug 14, 1991

Est. Owner Equity

\$393,220

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$9,424 (2024)
Assessed Value	\$170,490
Previous Assessed	\$123,490
Assessor Market Value	\$487,100

PROPERTY FACTS

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

Porch · 320 ft²

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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