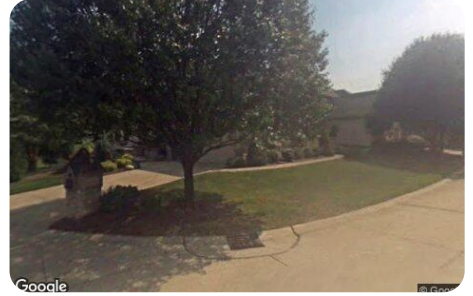


Single Family Residence **RESIDENTIAL**

8 BEARS RUN

ROCKY RIVER, OH 44116

\$748,490 TopHap Estimate · \$281 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,667 ft²

LIVING AREA

0.21 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$748K

\$650K low

\$847K high

Last Sale

\$401,000 · Nov 20, 2001

Est. Owner Equity

\$549,990

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$9,883 (2024)
Assessed Value	\$175,000
Previous Assessed	\$173,990
Assessor Market Value	\$500,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.21
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Patio · 1,075 ft²

Porch · 64 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 8, 2015	Quitclaim	Quit Claim Transfer			
Nov 20, 2001	Resale	Grant Deed	\$401,000	\$150	\$200K
May 5, 1999	Resale	Grant Deed	\$87,500	\$33	\$278K
Feb 4, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.6 mi
Rocky River High School	High	9–12	1.4 mi
Rocky River Middle School	Middle	6–8	1.9 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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