

Duplex (2 Units, Any Combination)

RESIDENTIAL

1248 ALLEN CT

ROCKY RIVER, OH 44116

\$337,750 TopHap Estimate · \$295 / ft² · confidence 85 · as of Jun 23, 2026



2

BEDS

2

BATHS

1,146 ft²

LIVING AREA

0.11 ac

LOT SIZE

1905

YEAR BUILT

2

STORIES

10

ROOMS

2

PARKING

VALUATION

\$338K

\$287K low

\$388K high

Last Sale

\$105,000 · Sep 8, 2022

Est. Owner Equity

\$337,750

TAX & ASSESSMENT

Property Tax	\$2,390 (2024)
Assessed Value	\$42,320
Previous Assessed	\$42,320
Assessor Market Value	\$120,900

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Colonial
County	Cuyahoga
Lot (acres)	0.11
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	None
Garage	Garage, Detached
Pool	No

Porch · 234 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 6, 2022	Resale	Warranty Deed	\$105,000	\$92	
Dec 7, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.4 mi
Rocky River High School	High	9–12	0.8 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.7 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	Absentee owner
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