

Single Family Residence **RESIDENTIAL**

1305 ALLEN CT

ROCKY RIVER, OH 44116

\$171,647 TopHap Estimate · \$166 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,032 ft²

LIVING AREA

0.11 ac

LOT SIZE

1913

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$172K

\$149K low

\$195K high

Est. Owner Equity

\$171,647

TAX & ASSESSMENT

Property Tax	\$2,032 (2024)
Assessed Value	\$36,760
Previous Assessed	\$36,760
Assessor Market Value	\$105,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.11
Roof	Asphalt
Heating	Forced Air
Cooling	None
Pool	No

Porch · 176 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 6, 2025	Financing	Transfer On Death Deed			
Sep 12, 2013	Recorded document	Affidavit Of Death			

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	1.8 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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