

Single Family Residence

RESIDENTIAL

18859 INGLEWOOD AVE

ROCKY RIVER, OH 44116

\$591,546

TopHap Estimate · \$368 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,608 ft²

LIVING AREA

0.23 ac

LOT SIZE

1950

YEAR BUILT

2

STORIES

5

ROOMS

2

PARKING

VALUATION

\$592K

\$523K low

\$660K high

Last Sale

\$480,000 · May 25, 2022

Est. Owner Equity

\$125,946

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$9,287 (2024)
Assessed Value	\$168,010
Previous Assessed	\$113,580
Assessor Market Value	\$480,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bungalow
County	Cuyahoga
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 168 ft²

CLIMATE RISK

1

FLOOD

6

WILDFIRE

68

HEAT

63

STORM

30

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 11, 2024	Financing	Intrafamily Transfer			\$472K
May 17, 2022	Resale	Executors Deed	\$480,000	\$299	\$466K
May 7, 2019	Quitclaim	Quit Claim Transfer			
Dec 14, 2013	Resale	Warranty Deed	\$214,000	\$133	\$213K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.6 mi
Rocky River High School	High	9–12	1.1 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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