

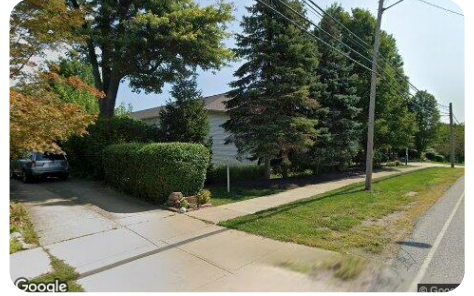
Single Family Residence

**RESIDENTIAL**

# 813 RIVER ST

GRAND RIVER, OH 44045

**\$118,341** TopHap Estimate · \$91 / ft<sup>2</sup> · confidence 81 · as of Jul 14, 2026



**2**

BEDS

**2**

BATHS

**1,296 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**1928**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

## VALUATION

**\$118K**

\$96K low

\$141K high

Est. Owner Equity

**\$45,341**

Loan-to-Value

**68%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,470 (2025) |
| Assessed Value        | \$57,510       |
| Previous Assessed     | \$57,510       |
| Assessor Market Value | \$164,330      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Historical              |
| County        | Lake                    |
| Lot (acres)   | 0.17                    |
| Heating       | Hot Water               |
| Cooling       | Central                 |
| Fireplace     | Yes                     |

Patio · 60 ft²

Porch · 66 ft²

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Buckeye Elementary School           | Elementary | KG–5   | 2.6 mi   |
| Riverside Junior/Senior High School | High       | 8–12   | 3.4 mi   |
| LaMuth Middle School                | Middle     | 6–7    | 3.7 mi   |

District: Riverside Local 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 44045**

|                           |                             |                          |                                    |                         |                        |
|---------------------------|-----------------------------|--------------------------|------------------------------------|-------------------------|------------------------|
| <b>180</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>154</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-<br>COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|---------------------------|-----------------------------|--------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.