

Single Family Residence **RESIDENTIAL**

1 RIVER SIDE DR

ROCKY RIVER, OH 44116

\$740,849 TopHap Estimate · \$216 / ft² · confidence 87 · as of Jul 14, 2026



3
BEDS

3
BATHS

3,426 ft²
LIVING AREA

0.29 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$741K

\$647K low

\$835K high

Last Sale

\$712,000 · Jul 2, 2025

Est. Owner Equity

\$171,249

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$12,421 (2024)
Assessed Value	\$234,510
Previous Assessed	\$234,510
Assessor Market Value	\$670,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 54 ft²

Porch · 204 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2025	Resale	Warranty Deed	\$712,000	\$208	\$570K
Jun 27, 2024	Financing	Affidavit Of Death Of Joint Tenant			
Jan 7, 2013	Quitclaim	Quit Claim Transfer			
Oct 25, 2005	Resale	Warranty Deed	\$500,000	\$146	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.4 mi
Rocky River High School	High	9–12	1.1 mi
Rocky River Middle School	Middle	6–8	1.6 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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