

Single Family Residence **RESIDENTIAL**

8 RIVER SIDE DR

ROCKY RIVER, OH 44116

\$773,760 TopHap Estimate · \$213 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,627 ft²

LIVING AREA

0.23 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$774K

\$665K low

\$883K high

Last Sale

\$725,000 · Dec 1, 2023

Est. Owner Equity

\$773,760

TAX & ASSESSMENT

Property Tax	\$14,710 (2025)
Assessed Value	\$266,980
Assessor Market Value	\$762,800

PROPERTY FACTS

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

Deck · 270 ft²

Porch · 42 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 3, 2026	Quitclaim	Quit Claim Transfer			
Jan 10, 2025	Financing	Transfer On Death Deed			
Nov 29, 2023	Resale	Deed	\$725,000	\$200	\$25K
Sep 11, 2015	Resale	Grant Deed	\$562,500	\$155	
Jun 16, 2006	Resale	Warranty Deed	\$636,000	\$175	\$540K
Mar 3, 2006	Financing	Trustees Deed			\$540K
Oct 20, 2004	Financing	Trustees Deed			\$428K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.4 mi
Rocky River High School	High	9–12	1.2 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

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

| OWNERSHIP

Occupancy

Owner occupied