

Single Family Residence **RESIDENTIAL**

# 6 RIVER SIDE DR

ROCKY RIVER, OH 44116

**\$748,639** TopHap Estimate · \$219 / ft² · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**5**

BATHS

**3,422 ft²**

LIVING AREA

**0.15 ac**

LOT SIZE

**2006**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$749K**

\$655K low

\$842K high

Last Sale

**\$699,000 · Nov 25, 2024**

Est. Owner Equity

**\$748,639**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$12,748 (2024) |
| Assessed Value        | \$230,620       |
| Previous Assessed     | \$217,570       |
| Assessor Market Value | \$658,900       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | Cuyahoga                |
| Lot (acres)   | 0.15                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 354 ft²

Porch · 35 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Nov 22, 2024 | Resale    | Warranty Deed | \$699,000 | \$204  |        |
| Apr 27, 2022 | Resale    | Warranty Deed | \$659,900 | \$193  | \$528K |
| Mar 12, 2007 | Resale    | Warranty Deed | \$481,000 | \$141  | \$200K |
| Oct 14, 2005 | Financing | Trustees Deed |           |        | \$392K |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>22,175</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|