

Single Family Residence **RESIDENTIAL**

9 RIVER SIDE DR

ROCKY RIVER, OH 44116

\$799,000 TopHap Estimate · \$288 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,774 ft²

LIVING AREA

0.19 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$799K

\$706K low

\$892K high

Last Sale

\$490,000 · Jun 29, 2015

Est. Owner Equity

\$415,000

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$13,967 (2025)
Assessed Value	\$249,865
Assessor Market Value	\$713,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	CUYAHOGA
Lot (acres)	0.20
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 180 ft²

Porch · 20 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 11, 2015	Resale	Grant Deed	\$490,000	\$177	\$384K
Jun 14, 2012	Resale	Warranty Deed	\$430,000	\$155	
May 24, 2007	Resale	Warranty Deed	\$555,000	\$200	
Dec 7, 2005	Resale	Warranty Deed	\$150,000	\$54	

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

| OWNERSHIP

Occupancy	Owner occupied
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