

Single Family Residence

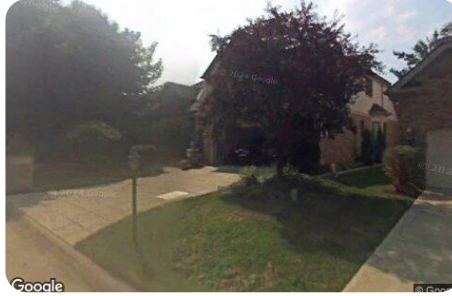
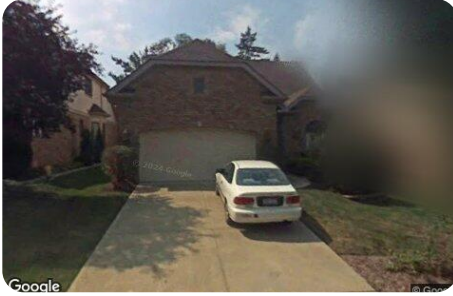
RESIDENTIAL

12 BEARS RUN

ROCKY RIVER, OH 44116

\$516,989

TopHap Estimate · \$199 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,593 ft²

LIVING AREA

0.13 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$517K

\$463K low

\$571K high

Last Sale

\$270,000 · Dec 14, 2012

Est. Owner Equity

\$516,989

TAX & ASSESSMENT

Property Tax	\$8,706 (2024)
Assessed Value	\$157,500
Previous Assessed	\$119,910
Assessor Market Value	\$450,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.13
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 42 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 13, 2012	Resale	Grant Deed	\$270,000	\$104	
Mar 9, 2009	Quitclaim	Quit Claim Transfer			
May 28, 2008	Resale	Grant Deed	\$305,000	\$118	\$244K
May 1, 2002	Resale	Grant Deed	\$370,000	\$143	
Feb 4, 1999	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.6 mi
Rocky River High School	High	9–12	1.5 mi
Rocky River Middle School	Middle	6–8	1.9 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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