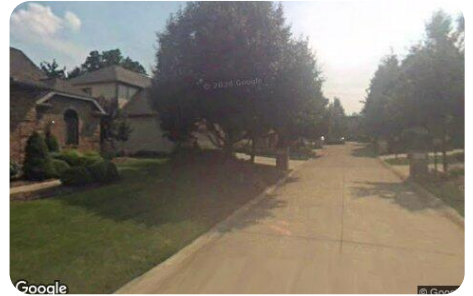
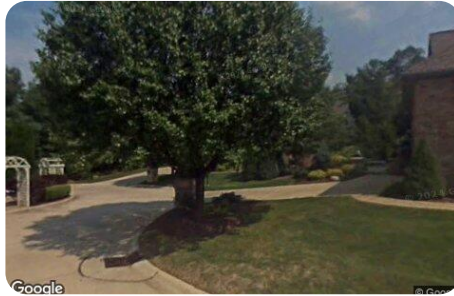


Single Family Residence **RESIDENTIAL**

6 BEARS RUN

ROCKY RIVER, OH 44116

\$666,991 TopHap Estimate · \$244 / ft² · confidence 81 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,734 ft²

LIVING AREA

0.16 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$667K

\$539K low

\$795K high

Last Sale

\$380,000 · Jul 29, 2005

Est. Owner Equity

\$324,991

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$8,840 (2024)
Assessed Value	\$159,920
Previous Assessed	\$152,150
Assessor Market Value	\$456,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.16
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 300 ft²

Porch · 50 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 30, 2009	Quitclaim	Quit Claim Transfer			
Jul 29, 2005	Resale	Grant Deed	\$380,000	\$139	\$304K
Sep 7, 2001	Quitclaim	Quit Claim Transfer			
May 1, 2001	Financing	Trustees Deed			\$285K
May 25, 1999	Resale	Grant Deed	\$87,500	\$32	\$57K
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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