

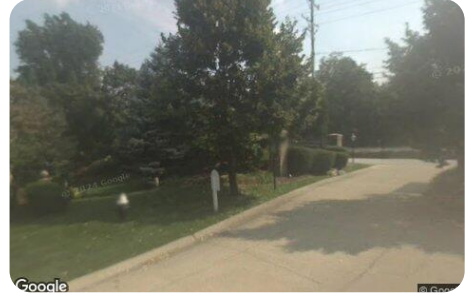
Single Family Residence

RESIDENTIAL

2 BEARS RUN

ROCKY RIVER, OH 44116

\$602,235 TopHap Estimate · \$208 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,892 ft²

LIVING AREA

0.13 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$602K

\$515K low

\$689K high

Last Sale

\$395,000 · Nov 30, 2016

Est. Owner Equity

\$312,235

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$9,455 (2024)
Assessed Value	\$171,050
Previous Assessed	\$162,930
Assessor Market Value	\$488,700

PROPERTY FACTS

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

Deck · 192 ft²

Porch · 35 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 21, 2016	Resale	Warranty Deed	\$395,000	\$137	\$290K
Nov 15, 2006	Resale	Warranty Deed	\$385,000	\$133	\$305K
Feb 9, 1999	Resale	Grant Deed	\$388,000	\$134	\$260K

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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