

Single Family Residence **RESIDENTIAL**

2 RIVER SIDE DR

ROCKY RIVER, OH 44116

\$533,260 TopHap Estimate · \$147 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

3

BATHS

3,630 ft²

LIVING AREA

0.22 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$533K

\$464K low

\$603K high

Last Sale

\$459,972 · Jun 16, 2006

Est. Owner Equity

\$458,260

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax	\$11,417 (2024)
Assessed Value	\$206,540
Previous Assessed	\$201,290
Assessor Market Value	\$590,100

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.22
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 204 ft²

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 16, 2006	Resale	Grant Deed	\$459,972	\$127	\$75K
Oct 20, 2003	Resale	Grant Deed	\$200,000	\$55	\$940K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.4 mi
Rocky River High School	High	9–12	1.1 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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