

Single Family Residence **RESIDENTIAL**

1252 HOMELAND DR

ROCKY RIVER, OH 44116

\$513,571 TopHap Estimate · \$263 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,951 ft²

LIVING AREA

0.29 ac

LOT SIZE

1953

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$514K

\$455K low

\$573K high

Last Sale

\$440,500 · Jan 22, 2024

Est. Owner Equity

\$161,171

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$8,952 (2024)
Assessed Value	\$161,950
Previous Assessed	\$109,690
Assessor Market Value	\$462,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Deck · 225 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 18, 2024	Resale	Warranty Deed	\$440,500	\$226	\$352K
Oct 5, 2010	Resale	Grant Deed	\$170,000	\$87	\$164K
Jul 12, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.4 mi
Rocky River Middle School	Middle	6–8	0.9 mi
Goldwood Primary Elementary School	Elementary	KG–2	0.9 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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