

Single Family Residence **RESIDENTIAL**

1804 NORTHVIEW RD

ROCKY RIVER, OH 44116

\$312,112 TopHap Estimate · \$277 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

1

BATHS

1,125 ft²

LIVING AREA

0.26 ac

LOT SIZE

1925

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$312K

\$296K low

\$328K high

Last Sale

\$137,900 · Jul 1, 2011

Est. Owner Equity

\$194,412

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$4,823 (2024)
Assessed Value	\$87,260
Previous Assessed	\$82,640
Assessor Market Value	\$249,300

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.26
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	None
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 202 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 26, 2016	Quitclaim	Quit Claim Transfer			
Oct 9, 2014	Quitclaim	Quit Claim Transfer			
Jun 23, 2011	Resale	Warranty Deed	\$137,900	\$123	\$110K
Apr 16, 2008	Resale	Warranty Deed	\$152,000	\$135	\$151K
Apr 20, 2004	Quitclaim	Quit Claim Transfer	\$180,000	\$160	\$144K
Aug 26, 2003	Resale	Grant Deed	\$163,600	\$145	\$131K
Aug 26, 2003	Resale	Grant Deed	\$163,600	\$145	
Jun 8, 2001	Resale	Grant Deed	\$160,000	\$142	\$158K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.2 mi
Rocky River Middle School	Middle	6–8	0.3 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.1 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------