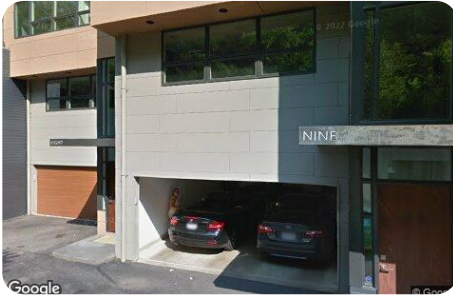


Townhouse **RESIDENTIAL**

9 RIVER PL

ROCKY RIVER, OH 44116

\$1,277,158 TopHap Estimate · \$378 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

3

BATHS

3,383 ft²

LIVING AREA

3,050 ft²

LOT SIZE

2011

YEAR BUILT

3

STORIES

5

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$775,000 · Jul 3, 2013

Est. Owner Equity

\$1,002,158

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$21,130 (2024)
Assessed Value	\$382,270
Previous Assessed	\$332,610
Assessor Market Value	\$1,092,200

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.07
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 1,116 ft²

Elevator

Porch · 153 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 2, 2013	Resale	Warranty Deed	\$775,000	\$229	\$275K
Feb 10, 2012	Resale	Warranty Deed	\$772,625	\$228	\$591K
Apr 27, 2011	Financing	Mortgage			\$1M
Apr 27, 2011	Financing	Mortgage			\$1.6M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.6 mi
Rocky River High School	High	9–12	1.1 mi
Goldwood Primary Elementary School	Elementary	KG–2	2.0 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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