

Townhouse **RESIDENTIAL**

6 RIVER PL

ROCKY RIVER, OH 44116

\$1,321,885 TopHap Estimate · \$406 / ft² · confidence 76 · as of Jul 14, 2026



2
BEDS

3
BATHS

3,257 ft²
LIVING AREA

4,119 ft²
LOT SIZE

2012
YEAR BUILT

3
STORIES

5
ROOMS

2
PARKING

VALUATION

\$1.3M

\$1M low

\$1.6M high

Last Sale

\$850,000 · Mar 4, 2019

Est. Owner Equity

\$241,885

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$24,369 (2024)
Assessed Value	\$440,860
Previous Assessed	\$323,550
Assessor Market Value	\$1,259,600

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.10
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 1,150 ft²

Elevator

Porch · 35 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 1, 2019	Resale	Warranty Deed	\$850,000	\$261	\$680K
Mar 4, 2013	Resale	Warranty Deed	\$740,000	\$227	
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	0.7 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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