

Single Family Residence **RESIDENTIAL**

1204 BATES RD

ROCKY RIVER, OH 44116

\$351,854 TopHap Estimate · \$279 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,260 ft²

LIVING AREA

0.16 ac

LOT SIZE

1948

YEAR BUILT

2

STORIES

6

ROOMS

1

PARKING

VALUATION

\$352K

\$301K low

\$403K high

Last Sale

\$250,000 · Jan 3, 2019

Est. Owner Equity

\$110,844

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$5,654 (2025)
Assessed Value	\$102,620
Assessor Market Value	\$293,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CUYAHOGA
Lot (acres)	0.16
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 35 ft² Shed · 80 ft² Patio · 192 ft² Porch · 195 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 2, 2019	Resale	Warranty Deed	\$250,000	\$198	\$238K
Aug 26, 2015	Resale	Warranty Deed	\$207,000	\$164	\$203K
Jul 25, 2012	Recorded document	Grant Deed			
Jul 25, 2012	Resale	Warranty Deed	\$191,000	\$152	\$185K
Oct 26, 2004	Resale	Warranty Deed	\$189,000	\$150	\$151K
Jun 28, 2002	Resale	Grant Deed	\$192,500	\$153	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.8 mi
Goldwood Primary Elementary School	Elementary	KG–2	0.9 mi
Rocky River Middle School	Middle	6–8	1.3 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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