

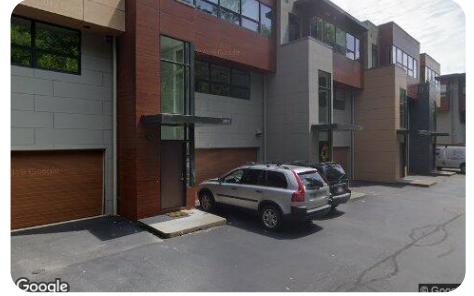
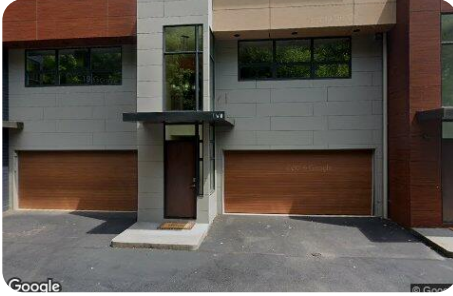
Townhouse

RESIDENTIAL

2 ELEVEN RIV

ROCKY RIVER, OH 44116

\$1,335,520 TopHap Estimate · \$410 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

3

BATHS

3,257 ft²

LIVING AREA

0.12 ac

LOT SIZE

2012

YEAR BUILT

3

STORIES

5

ROOMS

2

PARKING

VALUATION

\$1.3M

\$1.3M low

\$1.4M high

Last Sale

\$1,350,000 · Nov 16, 2022

Est. Owner Equity

\$935,521

Loan-to-Value

29%

TAX & ASSESSMENT

Property Tax	\$25,243 (2024)
Assessed Value	\$456,680
Previous Assessed	\$350,150
Assessor Market Value	\$1,304,800

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	0.12
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 934 ft²

Elevator

Porch · 35 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 7, 2022	Resale	Warranty Deed	\$1,350,000	\$414	
Dec 11, 2020	Quitclaim	Quit Claim Transfer			
Dec 11, 2020	Resale	Warranty Deed	\$1,200,000	\$368	\$1.1M
Jun 18, 2018	Resale	Grant Deed	\$995,000	\$305	\$796K
May 27, 2017	Resale	Warranty Deed	\$975,000	\$299	\$424K
Feb 4, 2014	Resale	Grant Deed	\$1,084,214	\$333	\$867K
Apr 27, 2011	Financing	Mortgage			\$1M
Apr 27, 2011	Financing	Mortgage			\$1.6M
Dec 3, 2008	Resale	Warranty Deed	\$290,500	\$89	\$1M
Jan 10, 2006	Resale	Warranty Deed	\$350,000	\$107	\$700K
May 5, 2006	Resale	Grant Deed	\$800,000	\$246	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River Middle School	Middle	6–8	0.7 mi
Rocky River High School	High	9–12	1.2 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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