

Single Family Residence

RESIDENTIAL

1090 HOMELAND DR

ROCKY RIVER, OH 44116

\$538,299

TopHap Estimate · \$165 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,258 ft²

LIVING AREA

0.32 ac

LOT SIZE

1930

YEAR BUILT

2

STORIES

9

ROOMS

2

PARKING

VALUATION

\$538K

\$480K low

\$597K high

Last Sale

\$285,000 · Sep 19, 2016

Est. Owner Equity

\$180,299

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$9,716 (2024)
Assessed Value	\$175,770
Previous Assessed	\$121,700
Assessor Market Value	\$502,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.32
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	No

Porch · 90 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 13, 2025	Financing	Intrafamily Transfer			
Sep 15, 2016	Resale	Warranty Deed	\$285,000	\$87	\$228K
Sep 8, 2004	Resale	Warranty Deed	\$297,500	\$91	\$238K
Nov 15, 2002	Resale	Grant Deed	\$275,000	\$84	\$261K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.4 mi
Rocky River Middle School	Middle	6–8	0.9 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.0 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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