

Single Family Residence

RESIDENTIAL

12 BRISTOL LN

ROCKY RIVER, OH 44116

\$537,505

TopHap Estimate · \$305 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,760 ft²

LIVING AREA

0.11 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$538K

\$463K low

\$612K high

Last Sale

\$470,000 · Aug 31, 2023

Est. Owner Equity

\$537,505

TAX & ASSESSMENT

Property Tax	\$9,093 (2024)
Assessed Value	\$164,510
Previous Assessed	\$155,610
Assessor Market Value	\$470,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.11
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached

Deck · 104 ft²

Porch · 140 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2023	Resale	Warranty Deed	\$470,000	\$267	
Aug 11, 2017	Resale	Warranty Deed	\$390,000	\$222	
Oct 31, 2014	Resale	Grant Deed	\$306,787	\$174	\$291K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Goldwood Primary Elementary School	Elementary	KG–2	0.5 mi
Rocky River High School	High	9–12	1.3 mi
Rocky River Middle School	Middle	6–8	1.8 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------