

Single Family Residence **RESIDENTIAL**

12 RIVER PL

ROCKY RIVER, OH 44116

\$570,097 TopHap Estimate · \$256 / ft² · confidence 82 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,226 ft²

LIVING AREA

0.14 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$570K

\$470K low

\$671K high

Est. Owner Equity

\$388,851

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$9,093 (2024)
Assessed Value	\$164,500
Previous Assessed	\$139,550
Assessor Market Value	\$470,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Cuyahoga
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 27, 2012	Resale	Warranty Deed	\$285,000	\$128	\$228K
Apr 22, 2009	Resale	Warranty Deed	\$215,000	\$97	\$172K
Apr 24, 2007	Quitclaim	Quit Claim Transfer	\$334,800	\$150	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.3 mi
Rocky River Middle School	Middle	6–8	0.5 mi
Goldwood Primary Elementary School	Elementary	KG–2	0.9 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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