

Single Family Residence

**RESIDENTIAL**

# 12 WREN CT

ROCKY RIVER, OH 44116

**\$646,067**

TopHap Estimate · \$212 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**3,047 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**2018**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

**2**

PARKING

## VALUATION

**\$646K**

\$580K low

\$712K high

Last Sale

**\$461,000 · Nov 19, 2018**

Est. Owner Equity

**\$397,067**

Loan-to-Value

**38%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$15,309 (2024) |
| Assessed Value        | \$276,960       |
| Previous Assessed     | \$196,840       |
| Assessor Market Value | \$791,300       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | Cuyahoga                |
| Lot (acres)   | 0.19                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Deck · 220 ft²

Patio · 325 ft²

Porch · 45 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Nov 16, 2018 | Resale    | Warranty Deed       | \$461,000 | \$151  |        |
| Oct 19, 2018 | Quitclaim | Quit Claim Transfer |           |        | \$125K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River High School            | High       | 9–12   | 0.5 mi   |
| Goldwood Primary Elementary School | Elementary | KG–2   | 0.8 mi   |
| Rocky River Middle School          | Middle     | 6–8    | 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>22,175</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|