

Single Family Residence **RESIDENTIAL**

# 709 RIVER ST

GRAND RIVER, OH 44045

**\$86,527** TopHap Estimate · \$72 / ft<sup>2</sup> · confidence 76 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,200 ft<sup>2</sup>**

LIVING AREA

**0.28 ac**

LOT SIZE

**1920**

YEAR BUILT

**1**

STORIES

**8**

ROOMS

## Pre-foreclosure (NOS)

Auction scheduled for Aug 25, 2025.

## VALUATION

**\$87K**

\$66K low

\$107K high

|                   |                         |
|-------------------|-------------------------|
| Last Sale         | \$82,500 · Sep 25, 2025 |
| Est. Owner Equity | \$86,527                |

## TAX & ASSESSMENT

|                       |           |
|-----------------------|-----------|
| Assessed Value        | \$36,470  |
| Previous Assessed     | \$25,380  |
| Assessor Market Value | \$104,190 |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | LAKE                    |
| Lot (acres)   | 0.28                    |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Shed · 96 ft²

Patio · 240 ft²

Porch · 24 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jul 13, 2026 | Quitclaim | Quit Claim Transfer |           |        |        |
| Aug 18, 2025 | Resale    | Warranty Deed       | \$82,500  | \$69   |        |
| Sep 19, 2006 | Resale    | Warranty Deed       | \$115,600 | \$96   | \$118K |
| Sep 30, 2004 | Quitclaim | Quit Claim Transfer |           |        | \$96K  |
| May 7, 2001  | Quitclaim | Quit Claim Transfer |           |        | \$71K  |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Buckeye Elementary School           | Elementary | KG–5   | 2.7 mi   |
| Riverside Junior/Senior High School | High       | 8–12   | 3.4 mi   |
| LaMuth Middle School                | Middle     | 6–7    | 3.7 mi   |

District: Riverside Local 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 44045

|                           |                             |                          |                                |                         |                        |
|---------------------------|-----------------------------|--------------------------|--------------------------------|-------------------------|------------------------|
| <b>180</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>154</b><br>POPULATION | <b>\$73K</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>Absentee owner</b> |
|-----------|-----------------------|