

Duplex (2 Units, Any Combination) **RESIDENTIAL**

1676 SOUTHBEND DR
ROCKY RIVER, OH 44116



4 BEDS	2 BATHS	2,240 ft² LIVING AREA	0.19 ac LOT SIZE
1958 YEAR BUILT	2 STORIES	11 ROOMS	2 PARKING

VALUATION

Last Sale	\$210,000 · Jul 18, 2019
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TAX & ASSESSMENT

Property Tax	\$5,444 (2024)
Assessed Value	\$96,400
Previous Assessed	\$73,510
Assessor Market Value	\$275,400

PROPERTY FACTS

Property Type	Duplex (2 Units, Any Combination)
Style	Colonial
County	Cuyahoga
Lot (acres)	0.19
Roof	Asphalt
Heating	Forced Air
Cooling	None
Garage	Garage, Attached
Pool	No

Porch · 117 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 29, 2020	Quitclaim	Quit Claim Transfer			
Jul 17, 2019	Resale	Warranty Deed	\$210,000	\$94	
Aug 22, 2007	Resale	Warranty Deed	\$180,000	\$80	\$170K
Mar 29, 2002	Resale	Grant Deed	\$197,500	\$88	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.3 mi
Goldwood Primary Elementary School	Elementary	KG–2	0.7 mi
Rocky River Middle School	Middle	6–8	0.8 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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