

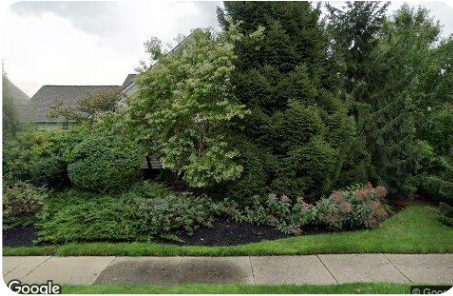
Single Family Residence

RESIDENTIAL

8 RIVER PL

ROCKY RIVER, OH 44116

\$621,823 TopHap Estimate · \$340 / ft² · confidence 82 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,827 ft²

LIVING AREA

0.17 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$622K

\$510K low

\$733K high

Last Sale

\$565,000 · Mar 7, 2024

Est. Owner Equity

\$306,823

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$8,552 (2024)
Assessed Value	\$164,510
Previous Assessed	\$155,540
Assessor Market Value	\$470,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.17
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck · 267 ft²

Porch · 60 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 5, 2024	Resale	Warranty Deed	\$565,000	\$309	\$315K
Apr 7, 2017	Recorded document	Grant Deed			
Apr 7, 2017	Resale	Warranty Deed	\$338,500	\$185	
Sep 19, 2007	Resale	Warranty Deed	\$336,000	\$184	\$215K
Apr 24, 2007	Quitclaim	Quit Claim Transfer	\$330,150	\$181	
Feb 13, 2007	Financing	Trustees Deed			\$29K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.4 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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