

Townhouse **RESIDENTIAL**

12 POND DR

ROCKY RIVER, OH 44116

\$472,168 TopHap Estimate · \$275 / ft² · confidence 83 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,715 ft²

LIVING AREA

2.03 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$472K

\$390K low

\$554K high

Est. Owner Equity

\$271,168

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$6,226 (2024)
Assessed Value	\$112,630
Previous Assessed	\$82,950
Assessor Market Value	\$321,800

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	Cuyahoga
Lot (acres)	2.03
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 200 ft²

Porch · 30 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 13, 2023	Financing	Affidavit Of Death Of Joint Tenant			
Mar 13, 2023	Financing	Transfer On Death Deed			
Oct 29, 2015	Financing	Trustees Deed			\$68K
Nov 2, 2015	Resale	Grant Deed	\$190,000	\$111	\$133K
Nov 20, 2013	Resale	Grant Deed	\$102,500	\$60	
Nov 20, 2013	Resale	Warranty Deed	\$102,500	\$60	
Feb 17, 2010	Quitclaim	Quit Claim Transfer			
Oct 3, 2006	Quitclaim	Quit Claim Transfer			
Oct 3, 2006	Quitclaim	Quit Claim Transfer			
Nov 29, 2004	Resale	Warranty Deed	\$265,000	\$155	
Jun 1, 1998	Resale	Grant Deed	\$198,000	\$115	\$127K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	1.1 mi
Goldwood Primary Elementary School	Elementary	KG–2	1.4 mi
Rocky River Middle School	Middle	6–8	1.6 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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