

Single Family Residence **RESIDENTIAL**

2 RIVER PL

ROCKY RIVER, OH 44116

\$615,249 TopHap Estimate · \$328 / ft² · confidence 89 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,875 ft²
LIVING AREA

0.13 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$615K

\$546K low

\$684K high

Last Sale

\$330,000 · Apr 22, 2015

Est. Owner Equity

\$615,249

TAX & ASSESSMENT

Property Tax	\$8,279 (2024)
Assessed Value	\$159,570
Previous Assessed	\$159,570
Assessor Market Value	\$455,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Cuyahoga
Lot (acres)	0.13
Roof	Asphalt
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Deck · 196 ft²

Porch · 50 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 25, 2025	Financing	Intrafamily Transfer			
Jan 28, 2025	Financing	Affidavit Of Death Of Joint Tenant			
Apr 14, 2015	Resale	Warranty Deed	\$330,000	\$176	
Feb 10, 2015	Recorded document	Affidavit Of Death			
Dec 21, 2004	Resale	Grant Deed	\$333,800	\$178	\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.3 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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