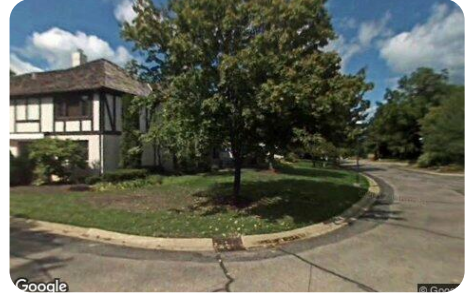


Single Family Residence **RESIDENTIAL**

8 CHIPPENHAM CT

ROCKY RIVER, OH 44116

\$701,515 TopHap Estimate · \$218 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,222 ft²

LIVING AREA

3,794 ft²

LOT SIZE

1982

YEAR BUILT

2

STORIES

7

ROOMS

2

PARKING

VALUATION

\$702K

\$609K low

\$794K high

Last Sale

\$655,000 · Nov 6, 2024

Est. Owner Equity

\$218,515

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$12,223 (2024)
Assessed Value	\$230,930
Previous Assessed	\$145,960
Assessor Market Value	\$659,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Cuyahoga
Lot (acres)	0.09
Foundation	Mat/Raft Foundation (Slab)
Roof	Wood Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 5, 2024	Resale	Survivorship Deed	\$655,000	\$203	\$483K
Jul 12, 2017	Resale	Grant Deed	\$297,000	\$92	\$238K
Dec 27, 2002	Resale	Grant Deed	\$325,000	\$101	\$225K
Jun 7, 1999	Resale	Grant Deed	\$365,000	\$113	\$35K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rocky River High School	High	9–12	0.6 mi
Goldwood Primary Elementary School	Elementary	KG–2	0.7 mi
Rocky River Middle School	Middle	6–8	1.1 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------