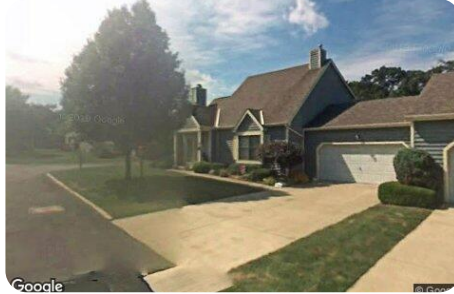


Townhouse **RESIDENTIAL**

## 21 POND DR

ROCKY RIVER, OH 44116

**\$416,609** TopHap Estimate · \$233 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,787 ft<sup>2</sup>**

LIVING AREA

**7.58 ac**

LOT SIZE

**1991**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

### VALUATION

**\$417K**

\$367K low

\$466K high

Last Sale

**\$210,000 · Aug 30, 2019**

Est. Owner Equity

**\$416,609**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,599 (2024) |
| Assessed Value        | \$111,100      |
| Previous Assessed     | \$77,990       |
| Assessor Market Value | \$317,400      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Townhouse                  |
| Style         | Townhouse                  |
| County        | Cuyahoga                   |
| Lot (acres)   | 7.58                       |
| Construction  | Frame (Unspecified)        |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Asphalt                    |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Deck · 182 ft²

Porch · 36 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN |
|--------------|-----------|---------------------|-----------|--------|------|
| Aug 28, 2019 | Resale    | Warranty Deed       | \$210,000 | \$118  |      |
| Jan 10, 2012 | Resale    | Grant Deed          | \$156,000 | \$87   |      |
| Oct 22, 2007 | Quitclaim | Quit Claim Transfer |           |        |      |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>105</b><br>AIR POLLUTION | <b>22,175</b><br>POPULATION | <b>\$96K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>49%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|