

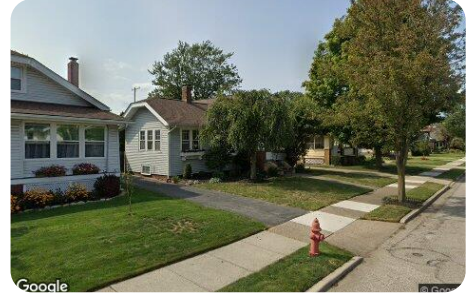
Single Family Residence

**RESIDENTIAL**

# 1550 PROSPECT AVE

ROCKY RIVER, OH 44116

**\$395,287** TopHap Estimate · \$249 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,586 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**1925**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$395K**

\$363K low

\$428K high

Last Sale

**\$170,000 · Dec 3, 2002**

Est. Owner Equity

**\$102,529**

Loan-to-Value

**75%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,336 (2024) |
| Assessed Value        | \$114,630      |
| Previous Assessed     | \$84,630       |
| Assessor Market Value | \$327,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | Cuyahoga                |
| Lot (acres)   | 0.13                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Detached        |

Porch · 260 ft²

## CLIMATE RISK

1

FLOOD

5

WILDFIRE

68

HEAT

63

STORM

30

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                   | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------------------|-----------|--------|--------|
| Jul 27, 2023 | Financing | Transfer On Death Deed |           |        |        |
| Nov 27, 2002 | Resale    | Grant Deed             | \$170,000 | \$107  | \$130K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River Middle School          | Middle     | 6–8    | 0.3 mi   |
| Rocky River High School            | High       | 9–12   | 0.8 mi   |
| Goldwood Primary Elementary School | Elementary | KG–2   | 1.7 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 | Owner occupied |
|-----------|----------------|