

Condominium

**RESIDENTIAL**

# 3459 RIVER ROCK DR

CUYAHOGA FALLS, OH 44223

**\$461,938** TopHap Estimate · \$186 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2.5**

BATHS

**2,486 ft<sup>2</sup>**

LIVING AREA

**2,486 ft<sup>2</sup>**

LOT SIZE

**2008**

YEAR BUILT

**1**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$462K**

\$414K low

\$510K high

Last Sale

**\$260,311 · Jan 14, 2009**

Est. Owner Equity

**\$361,938**

Loan-to-Value

**22%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,298 (2025) |
| Assessed Value        | \$121,269       |
| Previous Assessed     | \$117,359       |
| Assessor Market Value | \$346,480       |

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Condominium     |
| Style         | Condo/Apartment |
| County        | SUMMIT          |
| Lot (acres)   | 0.06            |
| Heating       | Central         |
| Cooling       | Central         |
| Pool          | No              |

Porch · 15 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Feb 6, 2014  | Quitclaim | Quit Claim Transfer |           |        |        |
| Dec 16, 2008 | Resale    | Warranty Deed       | \$260,311 | \$105  | \$100K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Woodridge Elementary School | Elementary | PK–5   | 1.7 mi   |
| Woodridge High School       | High       | 9–12   | 1.9 mi   |
| Woodridge Middle School     | Middle     | 6–8    | 2.0 mi   |

District: Woodridge Local 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 44223

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>88</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>20,403</b><br>POPULATION | <b>\$77K</b><br>MEDIAN IN-COME | <b>50°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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