

Single Family Residence **RESIDENTIAL**

# 18791 INGLEWOOD AVE

ROCKY RIVER, OH 44116

**\$446,419** TopHap Estimate · \$165 / ft² · confidence 82 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,704 ft²**

LIVING AREA

**0.43 ac**

LOT SIZE

**1951**

YEAR BUILT

**2**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$446K**

\$368K low

\$525K high

Last Sale

**\$190,000 · Dec 5, 2001**

Est. Owner Equity

**\$256,419**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,439 (2024) |
| Assessed Value        | \$188,860       |
| Previous Assessed     | \$150,920       |
| Assessor Market Value | \$539,600       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Cape Cod                |
| County        | Cuyahoga                |
| Lot (acres)   | 0.43                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Porch · 216 ft²

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|-------------|--------|------------|-----------|--------|--------|
| Dec 5, 2001 | Resale | Grant Deed | \$175,000 | \$65   | \$162K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River Middle School          | Middle     | 6–8    | 0.7 mi   |
| Rocky River High School            | High       | 9–12   | 1.1 mi   |
| Goldwood Primary Elementary School | Elementary | KG–2   | 1.8 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> |
|-----------|-----------------------|