

Single Family Residence **RESIDENTIAL**

# 285 YACHT CLUB DR

ROCKY RIVER, OH 44116

**\$1,740,614** TopHap Estimate · \$406 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**4**  
BEDS

**4**  
BATHS

**4,285 ft<sup>2</sup>**  
LIVING AREA

**0.4 ac**  
LOT SIZE

**2000**  
YEAR BUILT

**2**  
STORIES

**9**  
ROOMS

**2**  
PARKING

## VALUATION

**\$1.7M**

\$1.5M low

\$2M high

Last Sale

**\$1,800,000 · May 12, 2022**

Est. Owner Equity

**\$290,614**

Loan-to-Value

**76%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$34,710 (2025) |
| Assessed Value        | \$630,000       |
| Assessor Market Value | \$1,800,000     |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | CUYAHOGA                         |
| Lot (acres)   | 0.40                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck · 36 ft²

Porch · 935 ft²

Boat access

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                   | PRICE       | \$/FT² | LOAN |
|--------------|-------------------|------------------------|-------------|--------|------|
| Jun 14, 2022 | Financing         | Transfer On Death Deed |             |        |      |
| May 6, 2022  | Resale            | Survivorship Deed      | \$1,800,000 | \$420  | \$1M |
| Oct 26, 2016 | Non-arms-length   | Grant Deed             | \$1,400,000 | \$327  | \$1M |
| Nov 2, 2005  | Quitclaim         | Quit Claim Transfer    |             |        |      |
| Jun 5, 2002  | Resale            | Grant Deed             | \$400,000   | \$93   |      |
| Jul 20, 2001 | Recorded document | Grant Deed             |             |        |      |
| Jul 20, 2001 | Resale            | Grant Deed             | \$135,000   | \$32   |      |
| Feb 1, 2000  | Resale            | Grant Deed             | \$620,000   | \$145  |      |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Rocky River Middle School          | Middle     | 6–8    | 0.8 mi   |
| Rocky River High School            | High       | 9–12   | 1.2 mi   |
| Goldwood Primary Elementary School | Elementary | KG–2   | 2.2 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



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

OWNERSHIP

